



MEETING DATE: March 25, 2024

PRESENTED BY: Susana De Luna, Planning Director

AGENDA ITEM: Preliminary Plat Approval: Mayfair at Trinity (Private Subdivision), A 27.272 acre tract of land out of Lot 15-11, West Addition to Sharyland and out of Lots 1 and 4, and all of Lots 2 and 3, Rees Subdivision, R-1, Developer: Dolcan Development, Inc., Engineer: Melden & Hunt, Inc., - De Luna

NATURE OF REQUEST:

On March 13, 2024, the Planning and Zoning Commission held a Public Hearing to consider the Preliminary & Final Plat Approval for Mayfair at Trinity (Private Subdivision). The subject site is located on the northeast corner of Bryan Road and Trinity Street. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Staff recommends approval subject to: 1) Payment of Capital Sewer Recovery Fees; 2) Payment of Park Fees; 3) Provide Water District Exclusion; 4) Approval of Variance 1 to have a 5' internal side setbacks; and 5) Denial of Variance 2 to use suggested street names requested by the owner vs the City's continued and aligned existing street names as noted on the Code of Ordinances/Chapter 98 – SUBDIVISIONS, Sec.98-134.- Streets. (n) Street Names

Departmental Approval: N/A

Advisory Board Recommendation: P&Z Approval

City Manager's Recommendation: Approval without Variance 2

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____