



## PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

<b>Council Date:</b>  January 21, 2025	<b>Department:</b>  Planning & Development	<b>Presented By:</b>  Toni Fisher, Assistant City Manager – Development
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**AGENDA ITEM:**

**Discussion & Action: to approve the Replat of Lot 2R, Block 11, the Reserves at Trinity, Phase 2, being 45.37 Acres, situated in the A. McCarver Survey, Abstract No. 910, and in the W. Franklin Survey, Abstract No. 468, an addition to the City of Willow Park, Parker County, Texas.**

**BACKGROUND:**

Applicant and property owner, Phoenix Realty Investments, LLC, has proposed the subdivision plat of “The Reserves at Trinity” for Phase 2, consisting of approximately 45.37 acres in the McCarver Survey, Abstract 910, the W. Franklin Survey, Abstract Number 468, an addition to the City of Willow Park.

This parcel is within the Planned Development Zoning District of the Shops at Willow Park by Ordinances 740-16 and 856-22. Phase 2 proposes 84 residential lots for single-family detached homes, at 5,000 square foot minimum lots and a minimum home size of 2,200 square feet of living area per dwelling unit, per the PD development standards. This replat also includes a greenbelt planning space with a dedicated hike and bike trail whose easement will be later determined and filed by separate instrument.

**STAFF RECOMMENDATION:**

City Staff have fully reviewed this Replat, all corrections having been satisfactorily addressed, and recommends its acceptance.

**EXHIBITS:**

- Replat – The Reserves at Trinity, Phase 2
- Filed Final Plat – The Reserves at Trinity
- Ordinance 760-16
- Ordinance 856-22

**RECOMMENDED MOTION:**

**Approval of the Replat of Lot 2R, Block 11, the Reserves at Trinity, Phase 2, as presented.**