



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Council Date: December 6, 2022	Department: Planning & Development	Presented By: Toni Fisher
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AGENDA ITEM:

Consideration & Action: Preliminary Plat for Country Hollow residential subdivision, 101 Lots, being 19.17 acres, John H. Phelps Survey Tract, Abstract No. 1046, in the City of Willow Park, Parker County, Texas.

BACKGROUND:

Applicant, Teague, Nall and Perkins, and Property Owner, Scott Moehlenbrock, Red River Development, proposes to plat 19.17 acre tract, located south of 5720 East I-20 Service Road South, north of Hunters Glen residential subdivision, John H. Phelps Survey Tract, Abstract No. 1046. This Plat is subdividing one contiguous parcel, which was not previously platted, into 101 lots, 98 of which will be residential. This parcel is being platted for subdivision, development, and intended sale.

The preliminary plat shows all recorded easements and fixtures to the land, and it has been reviewed by City staff. Plat has been revised based on Staff comments with supporting documents, also attached. City services for water and sewer are available.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plat for subject property.

EXHIBITS:

- Revised Preliminary Plat (11.30.22) – Lot 1, Block 1, being 1.520 acres, Isaac D Headley Survey, Abstract No. 619, in the City of Willow Park, Parker County, Texas
- Supporting Document ALTA Survey
- Comment Response Letter
- Supporting Document Property Owner Deed
- Originally submitted Preliminary Plat (11.15.22)
- Plat Application & Checklist