



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

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

Consideration & Action: Preliminary Plat for approximately 82.37 acres of land, situated in the McCarver Survey, Abstract 910, the W. Franklin Survey, Abstract Number 468, The M.M. Edwards Survey, Abstract 1955, & the J.B. Wynn Survey, Abstract 1637, in the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas.

BACKGROUND:

Applicant and developer, Skorburg Company, along with the property owner, Brothers In Christ Properties, LLC, have proposed the subdivision plat of approximately 82.37 acres, titled “The Bluffs at Willow Park”, located north of The Reserves at Trinity subdivision and south/southeast of Crown Road, in the McCarver Survey, Abstract 910, the W. Franklin Survey, Abstract Number 468, The M.M. Edwards Survey, Abstract 1955, & the J.B. Wynn Survey, Abstract 1637. This parcel is within the City’s extraterritorial jurisdiction and, therefore, required to be submitted to the City for plat approval (*Subd. Ord. Sec. 10.02.001*).

The revised Preliminary Plat, presented, includes 284 residential lots, 8 private open spaces, and one 17-acre public park. City Staff reviewed the originally submitted Plat and provided corrections. The developer’s responses are attached with the revised Preliminary Plat but, at the time of this report, Staff has not yet fully reviewed the revision.

It should be noted that, upon the advice of Staff, the developer increased several of their lots in size from 4,800 square feet to 5,000 square feet, and reducing their number of residential lots. For comparison, “The Reserves at Trinity” has a minimum lot size of 5,000 square feet, with a front yard setback of 15 ft., side yard setback of 5 ft., and rear yard setback of 20 ft..and Similar in comparison is Willow Park’s other new subdivision of Country Hollow, approved by City Council in 2023 and currently under construction, which has a front yard setback of 20 ft., side yard setback of 5 ft., and rear yard setback of 20 ft.

STAFF RECOMMENDATION:

City Staff recommends acceptance of Preliminary Plat with all Corrections addressed satisfactorily.

EXHIBITS:

- Preliminary Plat, Rev. 1 – The Bluffs at Willow Park
- Preliminary Plat, Rev. 1 – Improvements Exhibits
- Preliminary Plat Responses to Corrections List
- Preliminary Plat Application
- For Reference: Proposed Replat - The Reserves at Trinity, Phase 2

RECOMMENDED MOTION:

Approval of the Preliminary Plat with the condition that all Staff Corrections are addressed satisfactorily.