



## PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

<b>Council Date:</b> October 17, 2023	<b>Department:</b> Planning & Development	<b>Presented By:</b> Toni Fisher
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### **AGENDA ITEM:**

**Consideration & Action: Final Plat for Country Hollow residential subdivision, 102 Lots, being 19.167 acres, John H. Phelps Survey Tract, Abstract No. 1046, in the City of Willow Park, Parker County, Texas.**

### **BACKGROUND:**

Applicant, History Maker Homes, and Property Owner, Scott Moehlenbrock, Red River Development, bring forth the Final Plat of the 19.167 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.

A Final Plat for this property was previously presented to P&Z Commission and City Council in February 2023; however, that final plat was not filed with the Parker County Clerk due to the anticipated change in the subdivision's ownership interest from Red River Development to History Maker Homes. This interest impacted zoning restrictions within the Planned Development District (approved by City Council, Ordinance 882-23 on 9.12.23), which affected information contained on the plat.

This Final Plat presented is to be filed for the subdivision of Country Hollow, containing 102 residential lots. This parcel is being platted for subdivision, development, and intended sale of single-family homes.

City Staff has reviewed the Final Plat, and all corrections have been addressed and incorporated.

### **STAFF RECOMMENDATION:**

Staff recommend approval of the Final Plat for the subdivision of Country Hollow, as presented.

### **EXHIBITS:**

- Final Plat – Country Hollow Addition
- Plat Application
- Site Aerial

### **RECOMMENDED MOTION:**

**Approval of the Final Plat for the residential subdivision of Country Hollow, as presented.**