



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: November 15, 2022	Department: Planning & Development	Presented By: Toni Fisher
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AGENDA ITEM:

Consideration & Action: Preliminary Plat for Lots 1-5, Nolte Addition, being 29.99 acres, David Addington Survey, Abstract No. 21, in the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas.

BACKGROUND:

Applicant, Vincent Jones, along with the property owner, Barbara Nolte, proposes to plat 29.99 acre tract, located south of East Bankhead Highway, David Addington Survey, Abstract No. 21, from one contiguous parcel into Lots 1 through 5. This subdivision 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*). As per Ms. Nolte, the subdivision of these lots is intended for partial sale.

The preliminary plat shows all recorded easements, structures, and fixtures to the land. It has been revised based on reviews by City Staff specific to right-of-way on East Bankhead Highway and frontage for all lots to East Bankhead Highway, a public street. Drainage improvement plans are not required since the parcels are not being developed.

The Applicant is not requesting city services for water or sewer. Although the Preliminary Plat only shows a single domestic water well serving the single-family dwelling on proposed Lot 3 and the manufactured home on proposed Lot 4, the Applicant said that there is a separate well and septic for each. He will be amending the Plat to show both locations on Final Plat. In the case that this is inaccurate, an alternate water supply and separate septic system would need to be provided for the manufactured home on Lot 4.

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Planning & Zoning Commission recommends approval of the subject Preliminary Plat for Lots 1-5 with the conditions of: 1) Lot 2's structures, driveway, well and septic need to be shown; and 2) Septic needs to be shown on Lot 1. Commission vote was 4-0.

Applicant has updated Preliminary Plat, as shown in Exhibit, and noted that Lot 2 does not have its own septic, but will be accessing City water when the lot is sold. This inquiry was previously made to Willow Parks' Public Works Department, who confirmed availability.

All conditions placed by P&Z Commission are now fulfilled.

EXHIBITS:

- Plat Application
- Preliminary Plat – Lots 1-5, Nolte Addition, being 29.99 acres, David Addington Survey, Abst. 21, Parker Co, TX

RECOMMENDED MOTION:

Approval of the subject Preliminary Plat with conditions, as presented.