



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: February 28, 2023	Department: Planning & Development	Presented By: Toni Fisher
---	--	-------------------------------------

AGENDA ITEM:

Consideration & Action: Final 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, brings forth the final plat of the 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.

This property was annexed into the City of Willow Park on October 12, 2021 (Ordinance No. 843-21) and its zoning is a Planned Development District, approved by Council on April 12, 2022 (Ordinance No. 857-22).

The final plat shows all recorded easements and fixtures to the land. City services for water and sewer are available, intended, and included.

City Staff has reviewed the Final Plat, concerns have been addressed, and revisions are included on the attached documents. Planning & Zoning Commission has approved the Final Plat unanimously with a 3-0 vote.

STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat for subject property.

EXHIBITS:

- Final Plat (11.30.22) – Country Hollow Addition
- Plat Application & Checklist
- Aerial photo of property

RECOMMENDED MOTION:

Approval of the Final Plat for Lots 1 through 101, residential subdivision of Country Hollow Addition, as presented.