



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

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| Council Date: February 21, 2022 | Department: Planning & Development | Presented By: Toni Fisher |
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AGENDA ITEM:

Consideration & Action: Preliminary Plat for Lots 1 and 2, Block 1, Bankhead Commons Addition, being 11.05 acres, James S. Ozer Survey, Abstract No. 1029, in the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas.

BACKGROUND:

Applicant, Charles Stark, and property owner, Jim Martin, propose to plat 11.05 acre tract, located south of East Bankhead Highway, James S. Ozer Survey, Abstract No. 1029, from two contiguous parcels and reportioned into Lots 1 and 2, Block 1. 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*). As per Applicant, the subdivision of these lots is intended for sale and potential development.

The Preliminary Plat shows all recorded and proposed easements, and a drainage improvement plan is also shown since the parcels are planned to be developed. Although City water and sewer is to be available to both lots, developer has noted that private individual water wells and OSSF systems as options if public utility connectivity cannot meet the developer's schedule.

The plat has been reviewed by City Staff and recommendations have been presented to Applicant, as shown, but not yet addressed.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plat for Lots 1 and 2, Block 1, Bankhead Commons Addition, as provided.

EXHIBITS:

- Plat Application
- Preliminary Plat – Bankhead Commons Addition
- Aerial photo of property

RECOMMENDED MOTION:

Approval of the Preliminary Plat for Lots 1 and 2, Block 1, Bankhead Commons Addition, as presented.