



16-295PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for 62 Single Family Residential Lots and 4 Common Areas (Spicewood at Craig Ranch, Phase 2), Located at the Northwest Corner of Van Tuyl Parkway and Meyer Way

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: October 25, 2016

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Melissa Spriegel, Planner I

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following conditions, which must be satisfied prior to filing a plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.
2. The applicant revise the plat to combine the Owner's Certificates.

APPLICATION SUBMITTAL DATE: September 26, 2016 (Original Application)
October 10, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 6.87 acres into 62 lots and 4 common area for single family residential uses.

The subject property was previously included in a preliminary-final plat for the entirety of the Spicewood subdivision (14-321PF); however, the applicant has revised this portion of the plat to add additional lots and as such, must receive approval from the Planning and Zoning Commission.

SUPPORTING MATERIALS:

[PZ Report](#)

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)