



## MEMORANDUM

**To:** Mayor and City Council

**From:** Gary L. Sieb, Director of Planning

**Date:** June 11, 2013

**Reference:** Preliminary Plat for Easthaven, to allow 58 single-family lots and (3) three common area lots on 22 acres of property located on the south side of S.H. 121, approximately 2,500 feet west of Denton Tap Road.

**2030:** **Sense of Community, Special Place to Live**

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### **Introduction:**

This is a companion request to the PD which establishes the lotting pattern, circulation and special conditions as required for this development. This exhibit is essentially the same as the Detail Site Plan, so similar conditions will be imposed.

### **Analysis:**

On May 16, 2013, the Planning & Zoning Commission unanimously recommended approval of this Preliminary Plat subject to:

1. There may be additional comments upon detail engineering review.
2. Revise the PD Conditions and Variances to reflect as incorporated in the PD Zoning.
3. Tree removal permit will be required prior to the removal of any trees.
4. Park Fees in the amount of \$1,280 per unit shall be assessed.
5. CLOMR approval prior to Final Plat approval.

### **Legal Review:**

This item does not require legal review.

### **Fiscal Impact:**

None

### **Recommendation:**

The Planning Department recommends Approval

### **Attachments:**

Staff Report with Preliminary Plat