

PLANNING AND ZONING COMMISSION
STAFF REPORT



May 16, 2013

FP12-10: proposed Final Plat of Highland Hills Subdivision – Phase 2

- SIZE AND LOCATION:** 20.26 acres of land out of the John Austin Survey, A-2, located at the terminus of Highpoint Drive, northwest of its intersection with Briarcrest Drive
- EXISTING LAND USE:** vacant acreage
- ZONING:** Planned Development – Mixed Use (PD-M) District
- APPLICANT(S):** Harrison RH Land, Harrison Holdings, L.P., Sam Harrison, M.D.
- AGENT(S):** Gessner Engineering
- STAFF CONTACT:** Maggie Dalton, Staff Planner
- SUMMARY RECOMMENDATION:** Staff recommends **approving** this proposed final plat.



PROPOSED SUBDIVISION:

This is the second phase of the Highland Hills Subdivision development. This proposed final plat creates one new lot and an extension of Hillpoint Drive on a 20.26-acre tract located generally north of the current terminus of Highpoint Drive, northwest of its intersection with Briarcrest Drive. The new lot is proposed to be 19.11 acres in size. The extension of Hillpoint Drive is proposed for dedication and improvement by the developer and will create a connection from Highpoint Drive to Wildflower Drive in accordance with the development plan that was approved for this development as part of a Planned Development – Mixed Use (PD-M) District on this property by the City Council on March 30, 2010 (Ordinance No. 1861). The development will also require the extension of a water line along the proposed Hillpoint Drive.

RECOMMENDATION:

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.