

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

November 10, 2016



FP16-20: proposed Final Plat of The Traditions Subdivision – Phase 32

- SIZE AND LOCATION:** 9.804 acres of land out of the J.H. Jones Survey, A-26, adjoining the west side of Atlas Pear Drive approximately 1,300 feet northwest from its intersection with HSC Parkway, and currently addressed as 8000 Atlas Pear Drive
- EXISTING LAND USE:** vacant acreage
- ZONING:** Planned Development – Mixed Use District (PD-M)
- APPLICANT(S):** Bryan Traditions, LP
- AGENT(S):** Schultz Engineering, LLC
- STAFF CONTACT:** Randy Haynes, AICP, Senior Planner



PROPOSED SUBDIVISION AND STAFF RECOMMENDATION:

The subject property is 9.804 acres of vacant land currently zoned Planned Development – Mixed Use District (PD-M). The proposed final plat creates one 9.030-acre lot intended multi-family residential and other mixed use development; and dedicates an extension of Atlas Pear Drive, with a 38-foot wide asphalt pavement section constructed within an 80-foot right-of-way.

6-foot wide sidewalks will be built along both sides of the Atlas Pear Drive extension and a 12-inch wide public waterline will be installed to provide service to the new development. Public sanitary sewer service already exists to serve the subject tract.

Development of the subject property will be the fourth phase of the master-planned Atlas community, with earlier phases being The Stella Hotel, the Maturewell Traditions Wellness Center and a restaurant site with common area to be utilized as the Atlas, Texas Park and Pavilion; an outdoor performance space and community amenity.

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