

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

November 17, 2016



FP16-22: proposed Final Plat of The Traditions Subdivision – Phase 19

- SIZE AND LOCATION:** 19.381 acres of land out of Thomas S. Wooten League, A-59, located generally west from the intersection of Traditions Boulevard and South Traditions Drive along the southwest side of West Villa Maria Road (F.M. 1179)
- 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 19.381 acres of vacant land currently zoned Planned Development – Mixed Use District (PD-M). The proposed final plat creates one 19.315-acre lot intended multi-family residential and other mixed use development. The subject property will take primary access from South Traditions Drive, a designated a collector roadway on the newly adopted Thoroughfare Plan.

No extension of public infrastructure is required to support of the creation of the new lot since the tract is adequately served by existing roadways, the Traditions multi-use pathway system, water and sanitary sewer systems.

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