



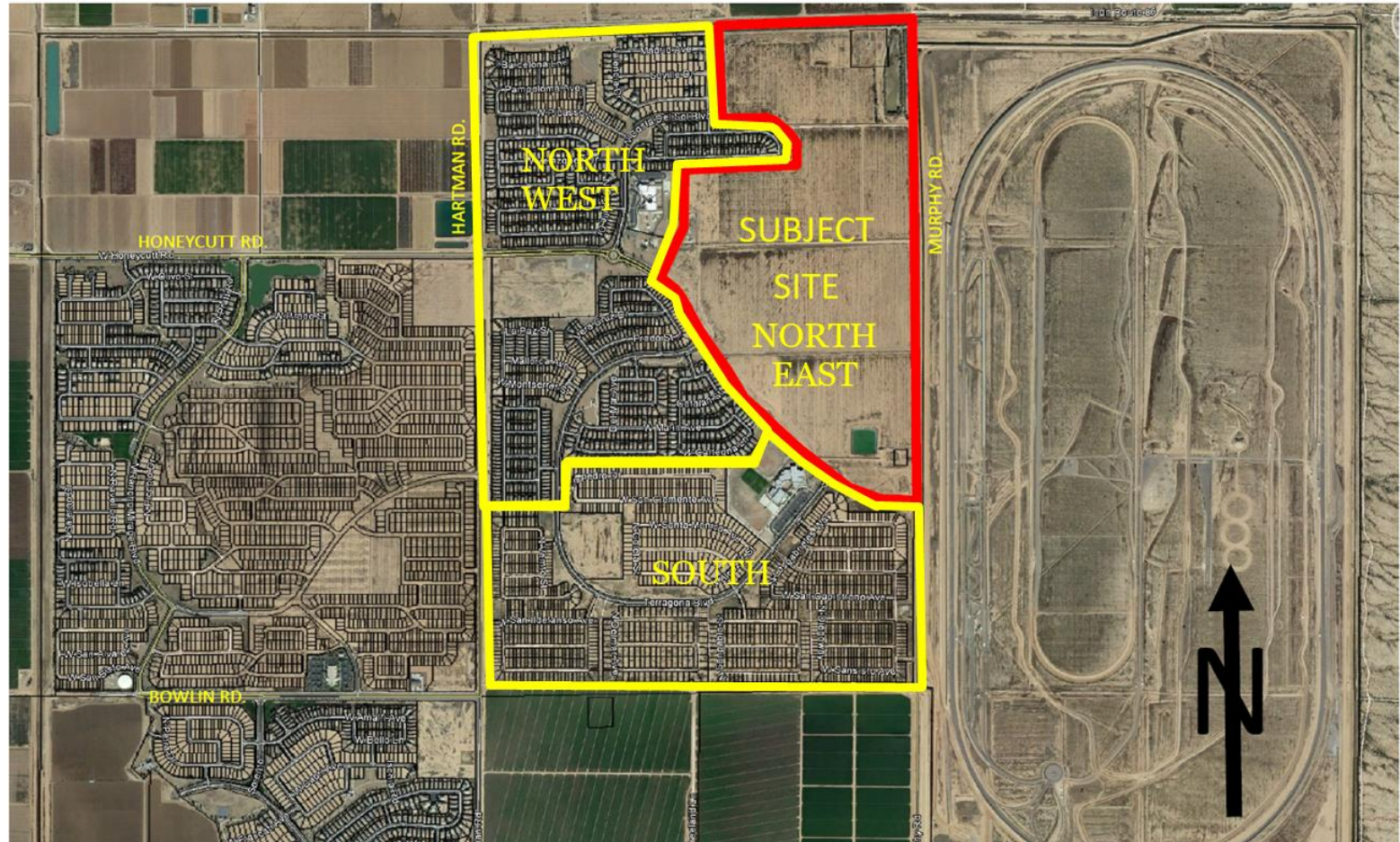
City Council SUB16-08 Trails at Tortosa



Request

- Communities Southwest requesting preliminary plat approval to subdivide 287 acres into 1,052 single family residential lots.
 - The proposed development is generally located at the Northwest corner of Murphy and Honeycutt Roads.
- DISCUSSION AND ACTION.

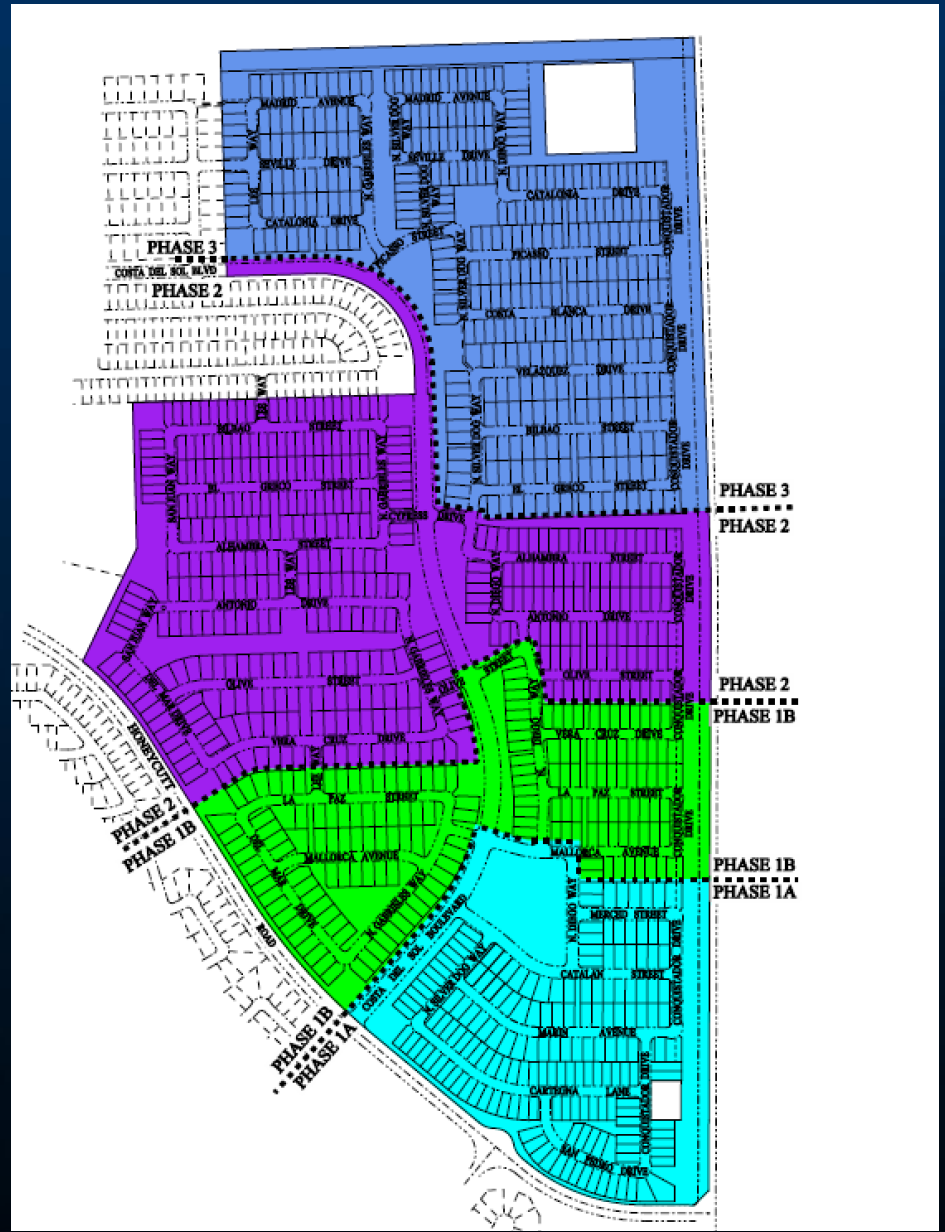
Site Location



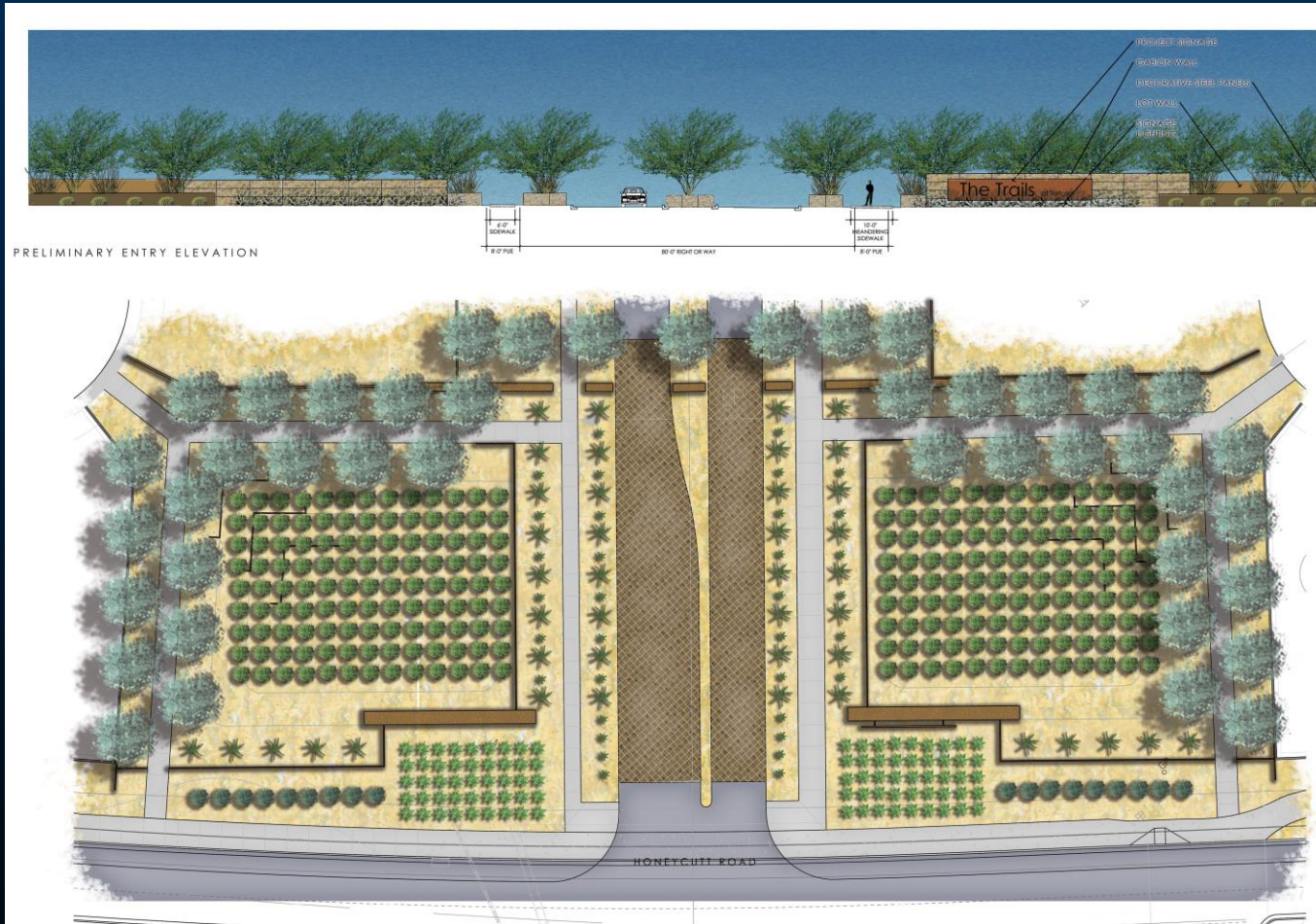
Pre Plat Site Plan /Landscape Plan



Phasing Plan



Entry Feature



Site Data

Site Area:	287 Gross Acres
Existing Zoning:	CR-3 (Single Family Zoning) PAD
Existing General Plan Land Use:	Medium Density Residential
Flood Zone:	The northeasterly portion of the site (phase 3) is located within a Zone “A”: The remainder of the site (phase 1 and 2) is located within Zone “X”:
Total lots:	1,052
Density:	3.62 dwelling units an acre (D/U)
Lot Sizes:	60’ x 120’ – 278 lots (26%) 50’ x 120’ – 246 lots (24%) 45’ x 120’ – 290 lots (27%) 55’ x 120’ – 241 lots (23%)

Public Participation

- The applicant submitted a public participation plan to inform residents of the proposed plat.
- Public participation included:
 - Neighborhood meeting
 - Notification letters
 - Public notice signs
- Citizen Participation Report summarizes the outcome of the outreach (refer to exhibit).

Conclusion

- On January 23, 2017 a motion was made by Planning and Zoning Commissioner Joyce to approve subdivision case # SUB16-08 Trails at Tortosa, subject to conditions recommended by the Commission and was seconded by Commissioner Yocum. Voice vote carried the motion 6-0.