



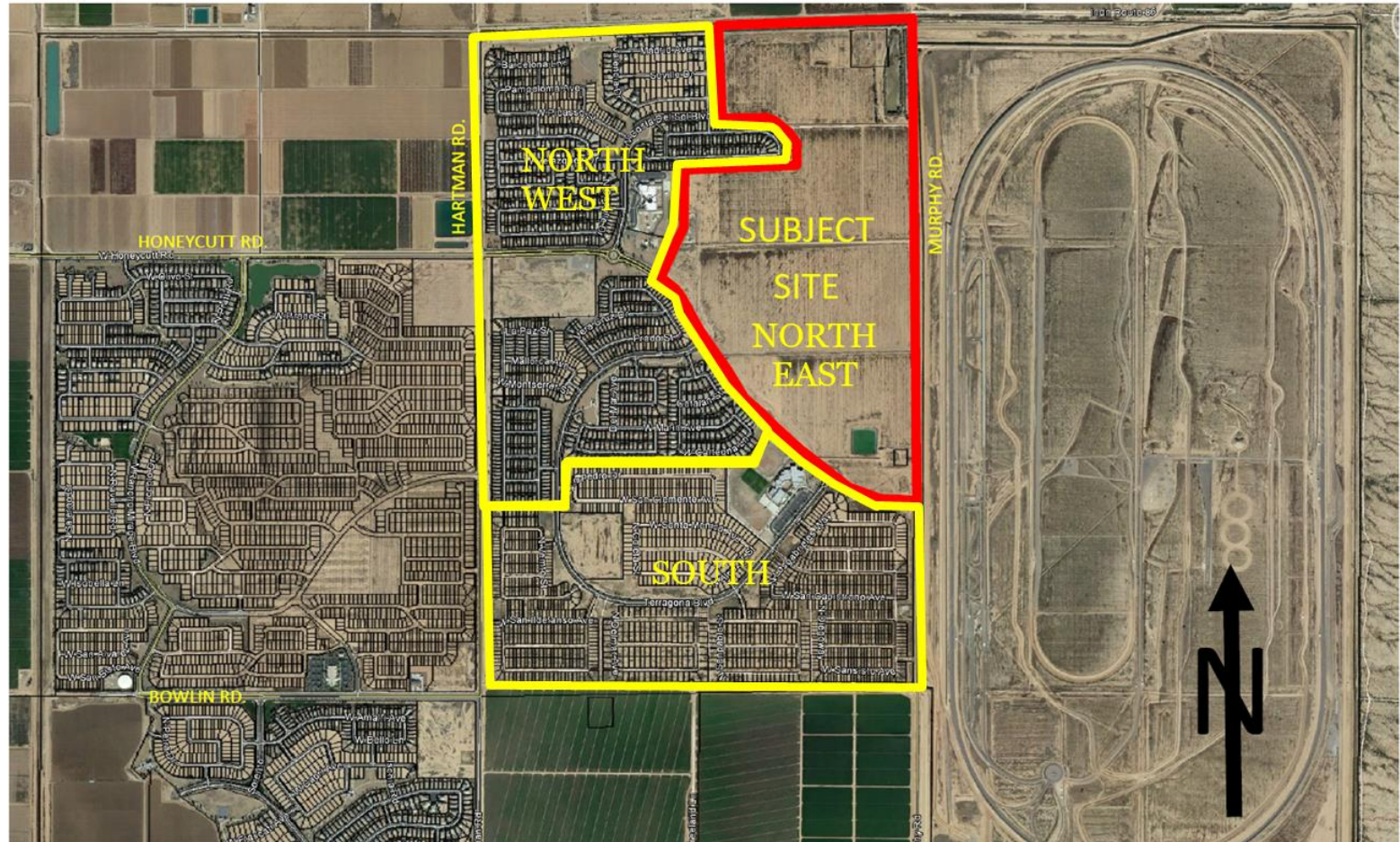
# City Council SUB16-08 Trails at Tortosa



# 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

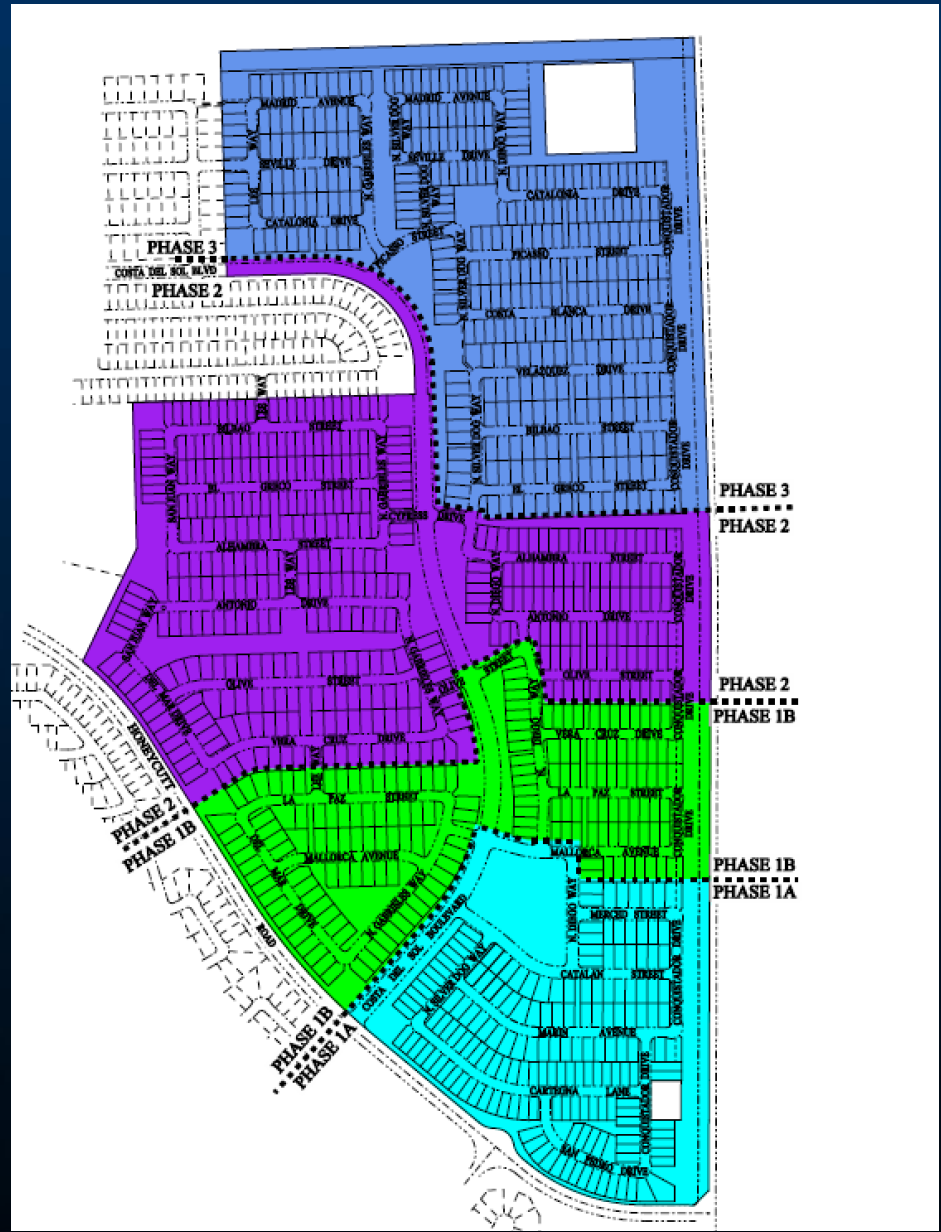




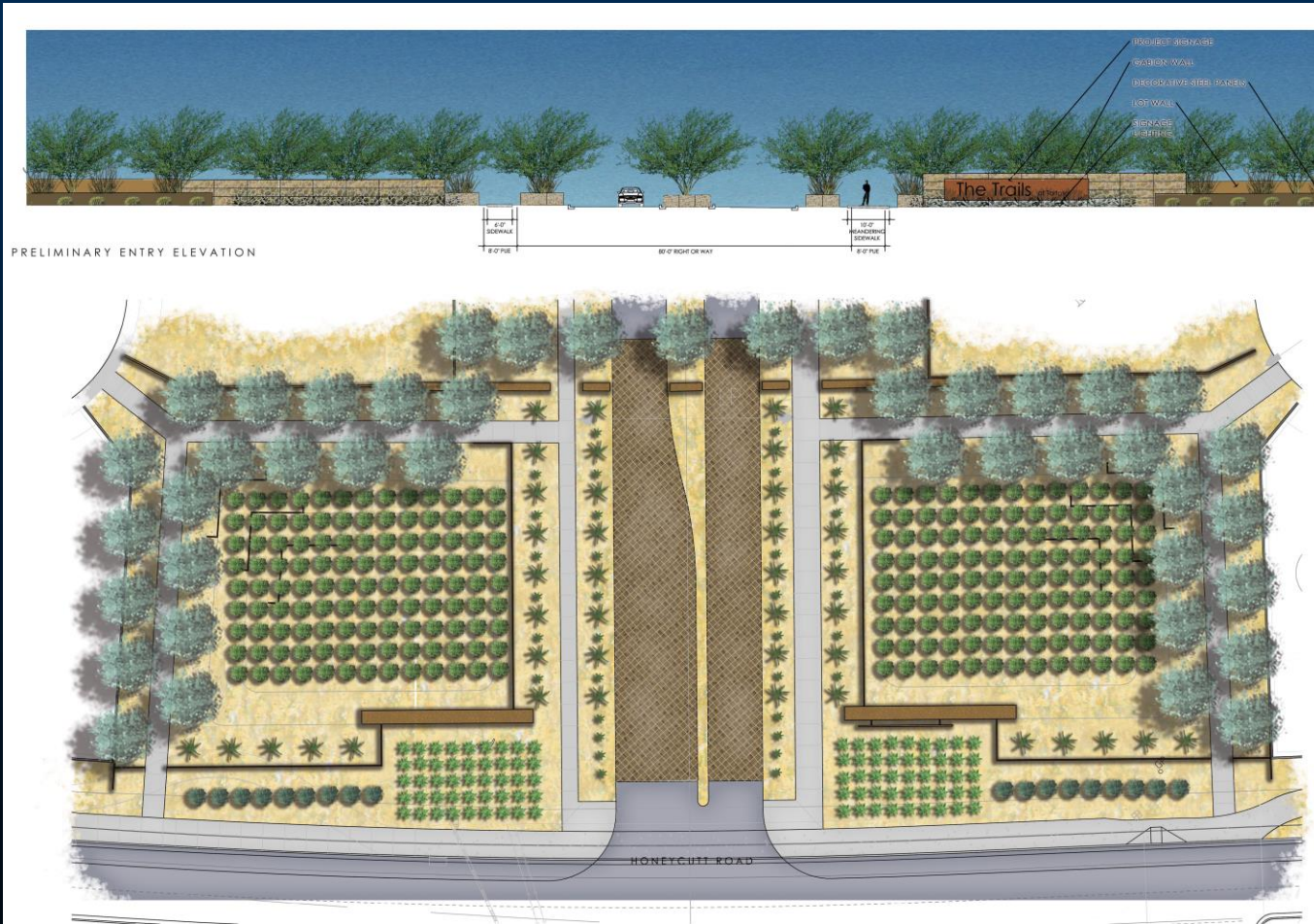
# Pre Plat Site Plan /Landscape Plan



# Phasing Plan



# Entry Feature





# Site Data

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

# 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.