



Memorandum

March 9, 2017

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **FINAL PLAT FOR THE WOODLAND FARM ESTATES**
(CASE #FP2017-01)

BACKGROUND: This is a request for approval of a final plat for Woodland Farm Estates. The 20.7-acre tract of land is located north of Old Stacy Road, between Collinwood Drive and Lakewood Drive and is zoned for the (RE-2) Two-acre Ranch Estate District. Applicant: Doug Mousel, LandPlan Development.

STATUS OF ISSUE: The proposed final plat reflects the development of ten (10) single family lots with frontage of existing streets. In the State of Texas, the plat application process is a ministerial process, meaning that if the plat application conforms to the zoning for the subject property, as well as the subdivision and development regulations, the municipal government must approve the plat.

Vehicle Access and Right-of-Way Requirements

All proposed lots will have frontage on an existing street; therefore, no additional right-of-way is needed.

Parks, Open Space and Trails

At the February 7, 2017 meeting, the Town Council approved a preliminary plat for the subdivision with a cash-in-lieu fee instead of parkland dedication.

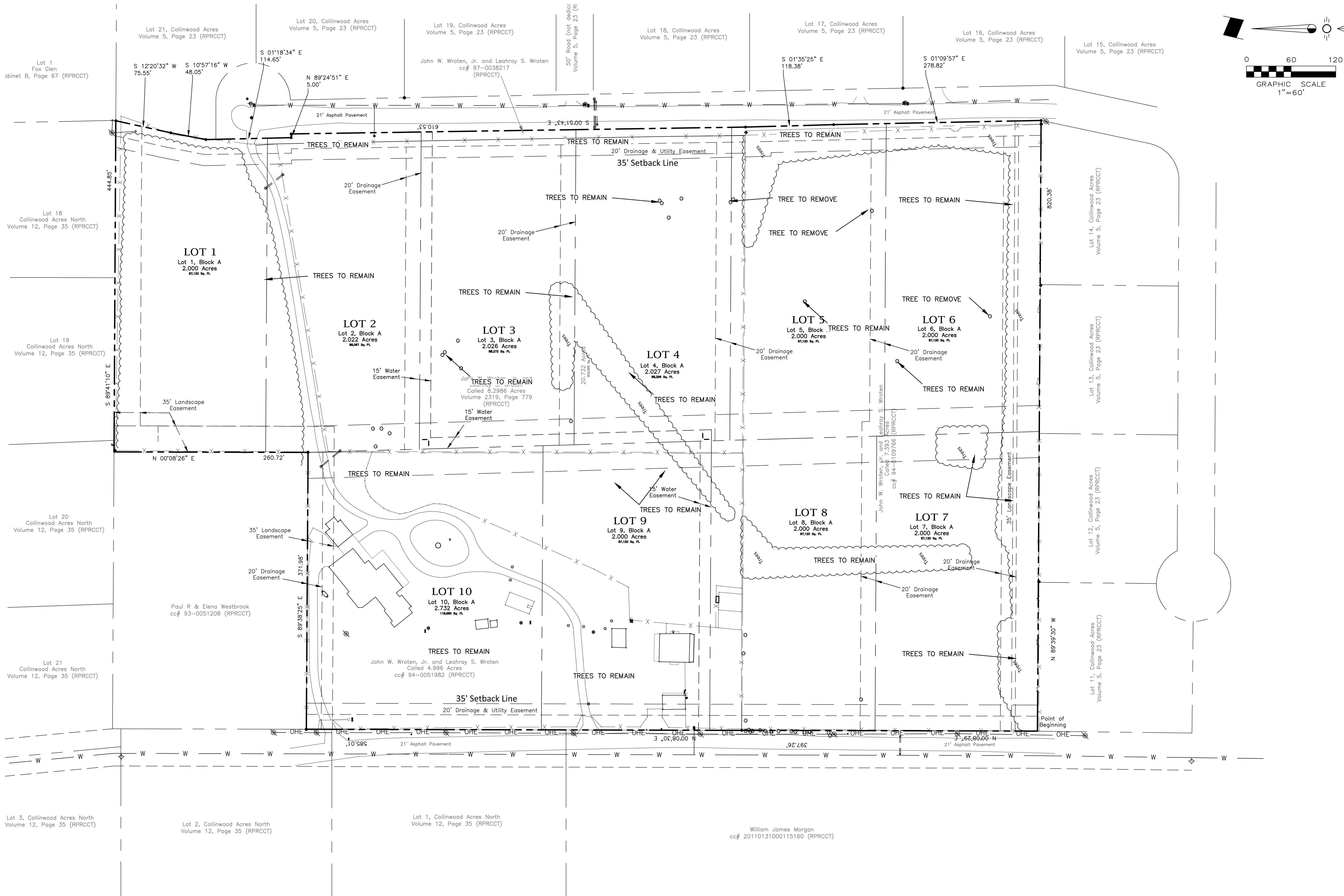
STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed Final Plat as presented.

BUDGET: N/A

ATTACHMENTS:

- Locator
- Final Plat
- Applicant's Statement





William James Morgan
cc# 20110131000115160 (RPRCCT)

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS		
131 S. Tennessee St. McKinney, Texas 75069 972.562.4409 Texas P.E. Firm No. F-5935		
Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=60'

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TREE EXHIBIT
WOODLAND FARM ESTATES
SAMUEL SLOAN SURVEY A-791
Town of Fairview, Texas

Sheet No. T1
Project No. 16120