



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Graff Subdivision – Preliminary Plat & Final Plat

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: June 24, 2022

MEETING DATE: June 28, 2022

GENERAL INFORMATION

Owner/Applicant:

Alan and Tara Graff

Owner's Representative:

Larry Hyler, PLS with Bishop Engineering

Request:

The applicant is requesting approval of a preliminary plat and a final plat for a residential lot consolidation.

Location and Size:

Property is generally located north of Arrowhead Drive and east of Ute Avenue, containing approximately 2.20 acres.

AREA MAP



ABOVE LEFT: Aerial of Property identifying the proposed plat (outlined in **BLUE**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Single Family Residential	Single Family Residential	R-1 (Single Family Residential) / PD-1 (Planned Development Overlay)
North	Single Family Residential	Rural Residential	N/A (Dallas County)
South	Single Family Residential	Single Family Residential	R-1 (Single Family Residential) / PD-1 (Planned Development Overlay)
East	Single Family Residential	Rural Residential	A-1 (Agricultural)
West	Single Family Residential	Single Family Residential	R-1 (Single Family Residential) / PD-1 (Planned Development Overlay)

HISTORY

The subject property was platted as two lots and an outlet with the Painted Woods subdivision.

PROJECT DESCRIPTION

LOTS

The preliminary plat and final plat identify the consolidation of two lots into one lot for the purpose of single-family residential development. The plat also includes an outlet (Outlet 1A) for a surface water flowage easement. The lot (Lot 1) is proposed to be 2.15 acres and the outlet (Outlet 1A) is proposed to be 0.05 acres.

STREETS AND SIDEWALK

No new streets are proposed with this plat.

A five foot wide sidewalk will be constructed along Arrowhead Drive at time of home construction.

UTILITIES

All public utilities will serve the proposed lot with the existing mains located along Arrowhead Drive.

STAFF RECOMMENDATION

Staff recommends approval of the preliminary plat and final plat for Graff Subdivision subject to remaining staff comments and review of the legal documents.