



Legislation Details (With Text)

**File #:** 22-4807      **Version:** 1      **Name:** SD#21-051: Final Plat of the View at the Reserve, Ph. 2 on approximately 74.365 acres located at 839 S. Mitchell Road; Tripointe Homes, owner/developer and LJA Engineering Inc., engineer

**Type:** Plat      **Status:** Passed

**File created:** 7/20/2022      **In control:** Planning and Zoning Commission

**On agenda:** 8/1/2022      **Final action:** 8/1/2022

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**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Final Plat

Date	Ver.	Action By	Action	Result
8/1/2022	1	Planning and Zoning Commission	Approved	Pass

SD#21-051: Final Plat of the View at the Reserve, Ph. 2 on approximately 74.365 acres located at 839 S. Mitchell Road; Tripointe Homes, owner/developer and LJA Engineering Inc., engineer

The purpose of this plat is to create Phase 2 of the View at the Reserve with 186 single-family residential lots and 15 open space lots. Lot 12XX, Block 1 and Lot 15XX, Block 17 will be dedicated to the City as public parks.

Phase 2 is zoned PD for The Reserve, Southpointe Expansion Sub-District. The View is subject to the same residential development standards as the Southpointe neighborhood to the south. The residential lots meet the minimum lot area, width and depth required by the Southpointe PD.

The developer is dedicating 70 feet for River Birch Drive, a 3-lane undivided minor collector. Phase 2 is divided by land owned by the Tarrant Regional Water District (TRWD). As noted on the plat, TRWD provided a right-of-way dedication to allow River Birch Drive to cross its property.

Although the copy of the plat in the Commission’s packet has no signatures, the filing copies have been signed. The plat meets the requirements of the Subdivision Control Ordinance.

Staff recommends approval.

**Attachments**

- Location Map
- Final Plat