



## Legislation Details (With Text)

<b>File #:</b>	21-4179	<b>Version:</b>	1	<b>Name:</b>	SD#21-016: Preliminary Plat of Retta Estates; Bannister Engineering, LLC, engineer and DD Benson Development LLC, owner/developer
<b>Type:</b>	Plat	<b>Status:</b>			Passed
<b>File created:</b>	7/13/2021	<b>In control:</b>			Planning and Zoning Commission
<b>On agenda:</b>	7/19/2021	<b>Final action:</b>			7/19/2021
<b>Title:</b>	SD#21-016: Preliminary Plat of Retta Estates; Bannister Engineering, LLC, engineer and DD Benson Development LLC, owner/developer				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Location Map.pdf, 2. Preliminary Plat.pdf				

Date	Ver.	Action By	Action	Result
7/19/2021	1	Planning and Zoning Commission	Approved	Pass

SD#21-016: Preliminary Plat of Retta Estates; Bannister Engineering, LLC, engineer and DD Benson Development LLC, owner/developer

The purpose of this plat is to create 78 single-family residential lots and 8 open space lots. The property is 23.355 acres and zoned SF-7.5/12. All residential lots meet the minimum lot area, width and depth required for the SF-7.5/12 District. The property will be developed in two phases.

There is an existing drill site and frac pond on the property. The applicants are working with Total E&P, the gas well operator, to plug and abandon the wells and remove these facilities from the property. As no structures can be constructed on top of an abandoned wellhead, the wellheads have been placed in an open space lot (Lot 11X, Block 4). The lots in Phase 2 cannot be developed until the drill site and frac pond are gone.

The developer will be dedicating approximately 0.986 acres of right-of-way for Retta Road and rights-of-way for the internal residential streets. Retta Road is listed as a future 6-lane divided principal arterial street on the Master Thoroughfare Plan.

Please note that a preliminary plat is not filed of record and will have no signatures. The plat meets the requirements of the Subdivision Control Ordinance.

Staff recommends approval.

### Attachments

Location Map  
Preliminary Plat