



## Legislation Text

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**File #:** 20-3573, **Version:** 1

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SD#20-018: Preliminary Plat of the View at the Reserve on approximately 108.10 acres by Sowell Reserve Associates L.P, owner; Trendmaker Homes DFW LLC, developer; and LJA Engineering, engineer

The purpose of this plat is to create a residential subdivision with 312 residential lots, 23 open space lots and 2 common area lots. The View at the Reserve 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.

There are four more residential lots on the plat than shown on the approved detailed site plan, and several lots were repositioned on the plat. This is due to the need for the residential lots to comply with the minimum lot area and dimension requirements. The open space lots will accommodate pocket parks, medians and landscape buffers. The plat otherwise conforms to the approved detailed site plan.

Lot 11XX, Block 1 and Lot 16XX, Block 17 at the north end of the development have been set aside as a City park dedication. The park land will be approximately 14.19 acres.

The applicant will be dedicating right-of-way as follows: 30 feet for S. Mitchell Road; 40 feet for Mathis Road; 70 feet for River Birch Drive; and right-of-way for the internal residential streets.

The plat meets the requirements of the Subdivision Control Ordinance. Staff recommends approval.

### **Attachments:**

Location Map  
Approved Detailed Site Plan  
Preliminary Plat