



## Legislation Text

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**File #:** 20-3585, **Version:** 1

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SD#20-007: Final Plat of Knott's Landing on Cardinal Road, being 11.504 acres located at 1101 and 1109 Cardinal Road; MMA, surveyor/engineer and Knott's Landing on Cardinal Road, LLC, owner

The purpose of this plat is to create 28 residential lots and two open space lots. The property is zoned SF-12/22. All lots meet the minimum lot area, width and depth for lots in the SF-12/22 District.

The plat conforms to the approved preliminary plat except for the following:

- On the preliminary plat, Block 1 has ten residential lots and one open space lot. On the final plat, Block 1 has nine residential lots. The open space lot has been removed and replaced with a drainage easement on Lots 6 and 7.
- An open space lot on Block 3 has been replaced with a residential lot taken from Block 1.
- The lot dimensions have been adjusted slightly to accommodate streets and drainage.

There is an existing 10' TESCO (now Oncor) easement on Blocks 2 and 3 to bring electric service to the former residence on the property. The house is being demolished and the electric service is no longer necessary. The developer is working with Oncor to abandon these easements. Blanks have been provided on the plat for the recording information. The plat cannot be filed at the County until this information has been provided.

Staff recommends approval.

**Attachments:**

Approved Preliminary Plat

Final Plat