

AGENDA ITEM REPORT

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To: Town Council

Subject: Consider and act upon the approval of a preliminary plat for Lot 1, Block 1, Anukem Addition, consisting of 13.546-acres tract of land, within Single Family 1 (SF-1) residential zoning district, located at 629 Pecan Creek Drive. **Case 1817-PLT/Anukem Addition Preliminary Plat.**

Meeting: Town Council - September 23, 2024

Department: Development Services

Staff Contact: Surupa Sen

SUGGESTED ACTION:

Staff recommends approval.

BACKGROUND INFORMATION:

The subject property is a 13.546-acre tract located at 629 Pecan Creek Drive. The property is currently vacant and zoned Single Family 1 (SF-1) residential zoning district. The applicant and property owner would like to build a single-family home and potential accessory dwelling units in accordance with the Sunnyvale Unified Development Ordinance (UDO).

As per the Sunnyvale UDO, an approved Preliminary Plat will expire if the applicant does not submit and receive approval of a final plat and construction plans for the subject property within 2 years. After a preliminary plat is expired, a new preliminary plat shall be submitted and processed (Section 2.03.04.K).

All details of this preliminary plat adhere with the Texas Local Government Code, Town's Unified Development Ordinance (UDO) and engineering design standards.

This is a ministerial function of the Town. Plats that meet all Town requirements must be approved.

The Planning and Zoning Commission considered and unanimously approved the preliminary plat at their September 18, 2024, regular meeting.

ATTACHMENTS:

[Anukem Addition Preliminary Plat Map](#)