



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 16, 2023

Re: Fox Creek Subdivision Plat 2 – Final Plat (Case # 192-2023)

Executive Summary

Approval would result in the creation of an 89-lot (85 single-family and 4 common lots) final plat containing 29.26 acres to be known as “Fox Creek Subdivision Plat No. 2”. The subject property was annexed into the City in on May 1, 2023. Concurrently with annexation and permanent zoning, a revised preliminary plat and design adjustment were submitted. The revised preliminary plat expanding the original Fox Creek Subdivision boundaries and modified the development's original roadway design which triggered the need for requested design adjustment related to maximum block length. The revised preliminary plat and design adjustments were approved on May 1, 2023.

Discussion

Simon & Struempfh Engineering (agent), on behalf of JR2 Development, LLC and Patterson Property Management, LLC (owners), are requesting approval of a 89-lot final plat, to be known as, “Fox Creek Subdivision Plat 2.” The subject parcel contains 29.26 acres that were annexed into the City's corporate limits and permanently zoned R-1 on May 1, 2023 (Ord. #025316). A revision to the existing preliminary plat of the Fox Creek subdivision was also approved on the same day via Ordinance # 025318. Concurrently with the approval of the revised preliminary plat, the applicants were granted a design adjustment (Ord. #025317) from Section 29-5.1(c)(3)(ii) of the UDC, in regards to a waiver of the maximum block length of a City street.

The first final plat for the Fox Creek subdivision contained 37 single-family lots and 2 common lots which are presently under construction. The proposed final plat, contains 85 single-family lots and 4 common lots which are intended for open space, stormwater management, stream buffer, and tree preservation purposes. The total lots to be constructed within the Fox Creek subdivision will be 122 single-family and 6 common lots.

The proposed final plat dedicates appropriate rights-of-way internally and externally as well as utility easements required by the UDC. 15-feet of additional half-width right of way along the Highway PP frontage adjunct to Lot 285 (Patterson Tract) at the northeast corner of the development will be dedicated. All interior streets are shown as standard 50-foot residential streets. A variable width drainage easement is provided along the northern and western property boundaries to facilitate stormwater mitigation measures and reduce impacts to neighboring properties. Standard 10-foot utility easements are also dedicated along all street frontages.



In recommending approval of the preliminary plat and design adjustment, the Planning Commission expressed concern about the lack of a pedestrian connection between the east and west sides of Goldfinch Loop. This lack of pedestrian connectivity led the Commission to request a pedestrian easement on the preliminary plat, accommodating a pedway connection across Goldfinch Loop. This easement is shown and will be dedicated by the proposed plat.

The plat has been reviewed by both internal and external departments/agencies, complies with all requirements of the UDC, and is in substantial conformance with the approved preliminary plat and design adjustment. The plat is supported for approval.

Locator maps, final plat, and the approved preliminary plat are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
05/01/23	Approved: "Preliminary Plat of Fox Creek Subdivision Plat 2." (Ord. 025318)
05/01/23	Approved: Design adjustment for block length (Ord. 025317)
05/01/23	Approved: Annexation and permanent R-1 zoning. (Ord. # 025316)

Suggested Council Action

Approve the final plat for, "Fox Creek Subdivision Plat 2."