



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 19, 2017

Re: Creeks Edge, Plat 1-B - Final Replat (Case #17-123)

Executive Summary

Approval of this request will result in a revised final plat effecting Lots 101-105 as shown on Creeks Edge, Plat No. 1 and reduce the parcel size of Lot 201 as shown on the Creeks Edge Clubhouse Plat. The subject lots are located within the Creeks Edge subdivision.

Discussion

The applicant, Crockett Engineering Consultants on behalf of McGrath Marjorie Revocable Intervivos Trust, Chong, Lisenby, Martin, Gianino, Hristov & Misirova (owners), are seeking approval of a final replat of property that was previously included in the final plats of Creeks Edge, Plat No. 1 and Creeks Edge Clubhouse. The request includes the transfer of property from Lot 201 of the Creeks Edge Clubhouse plat to the abutting properties of Lots 101-105 of the Creeks Edge, Plat No. 1 plat.

Upon review of the final plat, staff finds that the plat is in substantial conformance with the approved preliminary plat, which is attached, and is in conformance with all subdivision regulations. Staff recommends approval.

Locator maps, final plat, and the previously approved preliminary plat of Creeks Edge, Plat 1-B are attached.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.



Vision & Strategic Plan Impact

Vision Impacts:

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

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
6/5/17	Approval of revised preliminary plat of Creeks Edge, Plat 1-B (Res. #76-17)
6/2/2014	Approval of final plat for Final Plat of Creeks Edge Clubhouse (Ord. #22078)
4/16/2012	Approval of final plat for Creeks Edge, Plat No. 1 (Ord. #21294)
11/21/2011	Approval of preliminary plat of Creeks Edge (Res. #208-11)

Suggested Council Action

Approval of the final replat for "Creeks Edge, Plat 1-B".