



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 15, 2020

Re: The Villages at Arbor Pointe, Plat 4 (Case #102-2020)

Executive Summary

Approval of this request will result in creation of a 48-lot final plat on the west side of Arbor Pointe Parkway between Waco Road and Flatwater Drive.

Discussion

A Civil Group (agent), on behalf of Lifestyle Development, Inc. (owner), is requesting approval of a 14.89-acre 48-lot final plat to be known as "The Villages at Arbor Pointe Plat 4." The property is zoned R-1 and will final plat approximately 1/2 (≈15 of 34 acres) of the preliminary plat of The Villages of Arbor Pointe Phase 4 which was approved in 2019.

The property has access and frontage on the west side of Arbor Pointe Parkway and is just north of the Alpha Hart Lewis Elementary School. A recent request (Case #103-2020) to vacate four previously dedicated rights-of-way (ROW) stubs and corresponding utility easements on the west side of Arbor Pointe Parkway was approved by the Council at their June 1, 2020 meeting. Approval of these vacations were necessary to facilitate the roadway network shown on the proposed final plat and was a condition of the preliminary plat's approval.

This final plat dedicates the respective portions of the roadway network to serve the 48-lots as well as the required 10-foot utility easements adjacent to each roadway. Two local, residential roadways, Gray Birch Drive and Yellowwood Drive, intersect with Arbor Pointe Parkway to provide access to the new lots. A cul-de-sac street, Sumac Court, extends from Gray Birch Drive.

Sidewalks are in place along Arbor Pointe Parkway and will be installed on Gray Birch Drive and Yellowwood Drive. Per Chapter 29-5.1(d)(2)(vii) of the UDC, sidewalks are not required on Sumac Court given its length is less than 250 feet. The property is subject to all landscaping and street trees requirements per Chapter 29-4.4 of the UDC. No design adjustments have been requested and the plat is compliant with all UDC and applicable City policies and codes. Staff recommends approval of the plat.

The locator maps, final plat, and Villages at Arbor Pointe Phase 4 Preliminary Plat (2019) 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 and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
06/03/2019	A resolution approving the preliminary plat for the Villages at Arbor Pointe Phase 4 (Res. #86-19).
06/01/2020	Approval of the vacation of four right of way stubs and utility easements on the west side of Arbor Pointe Parkway (Ord. # 24244)

Suggested Council Action

Approval of the final plat of the Villages at Arbor Pointe Plat 4.