



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 16, 2021

Re: The Villages at Arbor Pointe Plat 5 (Case #207-2021)

Executive Summary

Approval of this request would result in the creation of a 51-lot final plat to be known as "The Villages at Arbor Pointe Plat 5". The subject property is generally located west 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 13.8 acre 51-lot final plat to be known as "The Villages at Arbor Pointe Plat 5." The property is zoned R-1. This is the second final plat submitted to facilitate construction of the approved, approximately 34-acre preliminary plat known as "The Villages of Arbor Pointe Phase 4" which was approved in 2019. The final plat of the Villages at Arbor Pointe Plat 4 was approved in July of 2020. Following the approval of Plat 5, approximately 5 acres of the preliminary plat would remain to be final platted.

The property has access and frontage on the west side of Arbor Pointe Parkway via the construction of Honey Shoal Drive, which will run east-west. This phase will connect to and continue the westward extension of Yellowwood Drive which began with Plat 4 and will extend Harvest Leaf Drive, a new north-south street, between Yellowwood Drive and Honey Shoal Drive. In addition to dedicating the respective portions of the roadway network to serve the 51-lots, the plat also dedicates the required 10-foot utility easements adjacent to each roadway.

Sidewalks shall will be required along all roadway frontages and the development is subject to all landscape requirements under Chapter 29-4.4. 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.

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 and sewers 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: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

| Date | Action |
|------------|--|
| 07/07/2020 | Approved "Villages at Arbor Pointe Plat 4" final plat of (Ord. #624272) |
| 06/03/2019 | Approved "Villages at Arbor Pointe Phase 4" preliminary plat (Res. #86-19) |

Suggested Council Action

Approve the final plat of the Villages at Arbor Pointe Plat 5.