

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 20, 2025

Re: Bluff Creek Estates Plat 1-A – Final Plat (Case #300-2025)

Impacted Ward: Ward 5

Executive Summary

Approval of this request would result in the consolidation of two lots, into a single a parcel containing 0.78 acres, to be known as, "*Bluff Creek Estates Plat 1-A*" located at the southwest corner of Bluff Creek Drive and Wild Plum Court.

Discussion

Allstate Consultants (agent), on behalf of Zachary & Jessica Leubbering (owners), seeks approval of a 1-lot final plat containing 0.78 acres of land located southwest of the intersection of Bluff Creek Drive and Wild Plum Court. The subject parcel consists of "*Lots 3 & 4 of Bluff Creek Estates Plat 1.*" The proposed final plat, a resubdivision/replat, would combine the two lots in a single parcel. The lots are presently under common ownership by the Leubbering's.

Pursuant to Sec. 29-5.2(d) of the UDC, approval of a "resubdivision/replat," is subject the following three (3) criteria. Staff analysis follows each criterion.

- 1. The resubdivision would not eliminate restrictions on the existing plat upon which neighboring property owners or the city have relied, or, if restrictions are eliminated, the removal of such restrictions is in the best interest of the public**

The proposed plat would not remove any restrictions from the existing plat, and all easements of record are depicted on the plat.

- 2. Adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided to meet the needs of the resubdivision, or, there will be no adverse effect on such infrastructure facilities caused by the resubdivision**

Staff has evaluated the existing utility infrastructure, and did not identify any limitation or concerns. All infrastructure needed to serve the parcel was previously installed, and the proposed lot consolidation effectively reduces the anticipated infrastructure impacts by one residential unit. Any additional upgrades or extensions to serve future improvements on the property would be installed at the owner's expense.

3. The replat would not be detrimental to other property in the neighborhood, or, if alleged to be detrimental, the public benefit outweighs the alleged detriment to the property in the neighborhood

Staff does not anticipate any detrimental impacts on the adjacent properties resulting from the replat.

The proposed final plat has been reviewed by both internal/external staff and agencies and has been found to be compliant with all provisions of the UDC. All applicable easements of record are rededicated on the final plat and no other new easements or right-of-way dedications are required at this time.

Locator maps and the proposed final plat are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated due to combination of two existing lots.

Long-Term Impact: Any potential impact may or may not be offset by increased user fees and/or property tax collection.

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: Not Applicable

Legislative History

Date	Action
07/23/1992	Approved, "Bluff Creek Estates Plat 1." (Ord. 013380)

Suggested Council Action

Approve the, "Bluff Creek Estates Plat 1-A."