

**MEETING DATE:** August 7, 2025

**PREPARED BY:** Otis T. Spriggs, AICP, Development Services Director

**AGENDA CONTENT:** Discussion and possible action on the Windrose Green Section 8 Final Plat, located off Parks Edge Lane and New Dawn Drive.

**AGENDA ITEM SECTION:** Regular Agenda Item.

**BUDGETED AMOUNT:** None

**FUNDS REQUESTED:** None

**FUND:** None

### EXECUTIVE SUMMARY:

This is a request from the owner/developer of the Windrose Green, Section 7, Final Plat, consisting of 36 lots, 2 reserves, and 2 Blocks on 6.47 acres of land. The Windrose Green Subdivision lies within the City's ETJ and is subject to a Strategic Partnership Agreement and Development Agreement.



## Vicinity Map

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### PLANNING STAFF & ENGINEERING REVIEW:

The City Engineer has reviewed the submitted plat and offers the following comments which have all been responded to by the applicant as follows:

Sheet 2 of 2

1. *Metes and Bounds – Revise length to match curve table (Curve C4)*

**Response:** The metes and bounds have been updated to show the correct length for C4, as shown in the table.

2. *Metes and Bounds – Show complete information where noted such are recording information.*

**Response:** The metes and bounds have been updated to include complete information.

3. *Metes and Bounds – This course is noted as Curve C1. The description is missing additional details noted in the curve table.*

**Response:** The description has been updated to include the details that were missing for C1.

4. *Metes and Bounds – Radius shown does not match table for curve shown (Curve C4).*

**Response:** The metes and bounds have been updated to show the correct radius for C4, as shown in the table.

The applicants submitted all responses, and the correct plat, and all review comments have now been cleared by Staff and the City Engineer.

**Recommendation:** The Planning and Zoning Commission should accept the Staff's recommendation and approve the Windrose Green, Section 8, Final Plat, subject to final action and approval of the City Council.