



AGENDA ITEM SUMMARY FORM

MEETING DATE: March 6, 2025

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

AGENDA CONTENT: Discussion and possible action on the Windrose Green Section 4 Final Plat, located near Parks Edge Ln. and Windrose Green Bend.

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 4 Final Plat located near Parks Edge Ln. and Windrose Green Bend, consisting of 65 lots, 2 reserves, and 3 Blocks on 13.539 acres of land.

PLANNING STAFF & ENGINEERING REVIEW:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced subdivision and offers the following textual comments:

Sheet 1 of 3

1. Has all required easements from TNMP been coordinated for electric distribution?
2. Per metes and bounds, the POB is located near start of line L3. Verify and update.
3. Recommend distinguishing the reserves outside of the subdivision with a different linetype such as that done with the blocks.
4. Please clarify this area/linetype near Lot 1, Blk 3. Move text as needed and provide WLE file #.

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1. Provide the following on the plat: A "typical interior lot" and "corner lot" detail showing all setbacks and the building envelope.

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1. Include the certificate noted for the proposed drainage easements shown on the plat.

The applicants submitted a response to all of the above comments and a corrected plat on February 26, 2025. The comments are pending final clearance by the City Engineer; however, Staff has found no issues.

Recommendation: The Planning and Zoning Commission should approve the Windrose Green Section 4 Final Plat, subject any outstanding Engineering and Staff comments being cleared and satisfied by the applicants, and forward the Plat to City Council for final consideration and approval.