



AGENDA ITEM SUMMARY FORM

MEETING DATE: May 4, 2023

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

AGENDA CONTENT: Discussion and possible action on a request for approval of the final plat of Riverwood Ranch Sections 4. The proposed final plat consists of approximately 71 single family residential lots on approximately 15.2 acres and is generally located north of Hospital Drive between N. Downing Street to the west and Buchta Road to the east.

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The subject property consists of approximately 35.6 acres, is a Planned Development, (PD) district, and is located generally north of Hospital Drive situated between N. Downing Street to the west and Buchta Road to the east. The proposed preliminary replat is to subdivide the property into 71 single family residential lots, 4 blocks. As the Commission will recall, Riverwood Ranch Section 1 consisted of 96 single family residential lots on 22.691 acres, and Riverwood Ranch Section 2 consisted of 85 single family residential lots on 19.793 acres. Section 3 consisted of 73 lots.

Attached is the city engineer's memo containing 7 comments. The permitted lot sizes and density for the Riverwood Ranch project were established as part of an ordinance (ORD. 20200609-006) approving the Planned Development zoning on the property. That ordinance was subsequently amended by ORD. 20200112-014; to include agricultural uses to allow the property owner to obtain an agricultural exemption on the undeveloped portion of the property.

Finally, Local Government Code (LGC) Section 212.005 "Approval by Municipality Required," states: The municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations."

STAFF REVIEW

The City Engineer has reviewed the submitted the Riverwood Ranch Subdivision, Section 4, and has listed (7) comments that need to be addressed by the applicant. The comments found in the review are minor and are primarily textual/formatting items noted for correction. At the time of

agenda posting no revisions or resubmittal was received. Staff will update the Commission on the final recommendation during the 5/4/2023 meeting of any and all cleared comments.

RECOMMENDATION:

The Planning and Zoning Commission is recommended to approve the Final Plat for it meets the minimum requirements and should be approved subject to any outstanding Engineering Comments, and should forward the plat to Council for final action.