

AGENDA ITEM SUMMARY FORM

MEETING DATE: July 8, 2025

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

AGENDA CONTENT: Discussion and possible action on the Windrose Green Section 6 Final Plat, located off Atlas Point Lane/Starlight Street, just south of Section 5.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

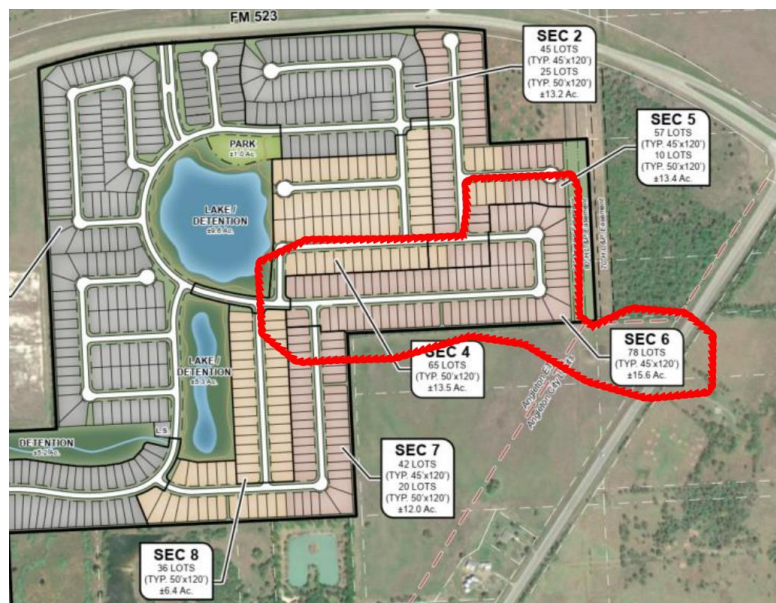
FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

This is a request from the owner/developer of the Windrose Green, Section 6, Final Plat, consisting of 78 lots, 1 reserve, and 3 Blocks on 15.658 acres of land, located off Atlas Point Lane/Starlight Street, just south of Section 5. The Windrose Green Subdivision lies within the City's ETJ and is subject to a Strategic Partnership Agreement and Development Agreement.

Vicinity Map



PLANNING STAFF & ENGINEERING REVIEW:

The City Engineer has reviewed the submitted plat and offers the following comments:

Sheet 1 of 3

1. *Provide notation of how this subdivision is serviced by detention (e.g. detention is provided in Windrose Green Section XX)*

Response: A note has been added to the face of the plat stating detention is located in Windrose Green Section 1.

2. *Show complete information where noted such are recording information.*

Response: The recording information for Windrose Green Section 4 and 5 have been added, section 7 is in final review and section 8 will be submitted as a final at a later date.

3. *Recommend noting this course as the page splits for the next course partially shown.*

Response: An additional label was added on sheet 1 for this segment.

4. *Label Block for lots 1-20 shown.*

Response: Block label has been added along lots 1-20.

5. *Recommend creating a leader for line L10*

Response: The call for L10 has been pulled out with a leader.

Sheet 2 of 3

1. *Label Point of Beginning on the plat.*

Response: Point of Beginning has been added to the graphic sheet.

2. *Complete information is shown for the filing number.*

Response: Recording information for Windrose Green Section 5 has been added.

3. *Remove text shown above metes and bounds.*

Response: Metes and bounds are not on this page, checked sheet 3 and no text shown about metes and bounds.

4. *Complete information shown for filing number 2022049373 per metes and bounds*

Response: Information has been added for the filing number on the adjacent tract.

Sheet 3 of 3

1. These two courses are shown for line L1 of the line table (distance of 180 ft.)

Response: The plat has been updated to reflect the metes and bounds description.

2. Move the City Secretary certificate up on the plat sheet.

Response: City Secretary certificate has been shifted up on the plat sheet.

The applicants submitted a response to all of the above comments and a corrected plat on June 19, 2025, as denoted above. All review comments have now been cleared by Staff and the City Engineer.

The Planning and Zoning Commission voted unanimously 7-0 to approve the final plat for Section 6 on June 30, 2025.

Recommendation: The Planning and Zoning Commission recommended approval of the Windrose Green, Section 6, Final Plat, subject to final action and approval of the City Council.