



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 22, 2025

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

AGENDA CONTENT: Discussion and possible action on a request to reconsider the 6/10/2025 Action taken on a Final Plat extension for Mulberry Fields Subdivision, for 41 single-family lots, 2 reserves, 3 blocks on 13.0044 acres, located on SH 35 and N. Walker St., East of Heritage Ln./Murray Ranch Rd.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

The subject property consists of 13.0044 acres, having 41 lots, 2 reserve acres with two points of access (N. Walker and SH 35). The project is limited to the development of single-family dwellings and uses as permitted by the SF-6.3 zoning district.

The City Council approved the Development Agreement on September 26, 2023, and the Final Plat on December 12, 2023. The Developer agreed to pay the City fees in lieu of dedication of park acres as well as the CAF/ (Capacity Acquisition Fees).

The civil and construction plans have been reviewed by staff and the City Engineer as of March 2023, and a letter of no objection is on file.

On June 10, 2025 City Council voted to disapprove a 1-year extension for the Final Plat for this development.

Mr. Corey Boyer, of Mulberry Fields LLC, submitted this request for reconsideration of an extension of the Mulberry Fields Subdivision Final plat on May 23, 2025, to allow for more time to secure the best construction/financing/builder package. He now request an extension not to exceed 6 months instead of 12 months to achieve this.

Since the June 2025 Council action, Mr. Corey Boyer met with Mayor John Wright and Development Service Director- Otis Spriggs with supportive documentation (see request letter attached) and a more definitive commitment to completing the project, and also to introduce the commercial concept as seen below.



Site Photo as it looks today



Proposed Commercial Uses along Property Frontage

RECOMMENDATION:

The City Council should reconsider the plat extension for Mulberry Fields Subdivision as requested by the developer, Mr. Corey Boyer.