



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** June 10, 2025

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

**AGENDA CONTENT:** Discussion and possible action on a request for 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

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**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.

Mr. Corey Boyer, of Mulberry Fields LLC, submitted this request for 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 requests an extension not to exceed 12 months (June 2026) to achieve this. Additionally, acknowledging that there will be no additional extensions.

### RECOMMENDATION:

The City Council should approve the plat extension for Mulberry Fields Subdivision as requested.