



AGENDA ITEM SUMMARY FORM

MEETING DATE: March 11, 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) reviewed the plat for the above referenced subdivision and offered the following textual comments:

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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.

Sheet 3 of 3

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. All review comments have now been cleared by Staff and the City Engineer.

The Planning and Zoning Commission considered the Windrose Green ,Section 4 Final Plat on March 6, 2025, and accepted the Staff's recommendation.

Action: Planning Commission Member Will Clark made a motion to should approve the Windrose Green Section 4 Final Plat, subject any outstanding stipulations of the City Engineer, and forwards the Plat to

City Council for final consideration and approval. Motion was seconded by: Commission Member Regina Bieri; the Final Plat was approved with a 5-0 Vote.

Recommendation: City Council should approve the Windrose Green Section 4 Final Plat, subject to approval by the City Engineer.