



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 11, 2023

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

AGENDA CONTENT: Discussion and possible action on a Preliminary Plat for Austin Colony Section 1 A, within Planned Development (PD) District No. 3., on an approximate 164.50 acres of land located on the north side of Anchor Road (CR 44) approximately 2,000 feet northwest of W. Wilkins Street.

AGENDA ITEM SECTION: Consent Agenda Item

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

This is a request from the owner/developer of the Austin Colony Development, PD No. 3, regarding a Preliminary Plat for Austin Colony Section 1 A, within Planned Development (PD) District No. 3., on an approximate 51.766 acres, 50 lots, 4 blocks, and 5 reserves being part of 164.50 acres of land located on the north side of Anchor Road (CR 44) approximately 2,000 feet northwest of W. Wilkins Street. Note that Section 1 A contains the beginning portion of the redesigned Austin Colony Boulevard which enters off County RD 44, Anchor Road, now having single family lots fronting the right of way.

Approved Land Plan

LOT SIZE	NUMBER	PERCENTAGE OF TOTAL
Minimum 50 ft wide	100	17.67%
Minimum 55 ft wide	215	37.99%
Minimum 60 ft. wide	247	44.34%
TOTAL	562	100%

The applicant recently made minor adjustments to the land plan, redesigning Austin Colony Boulevard to be a local interior street with single family homes fronting on both sides. The four-lane Boulevard- Tigner St. will remain as approved: Austin Colony Boulevard was originally designed the same with no houses fronting on the corridor. This modification was made to avoid safety issues for children, as well as cost increases.

The Austin Colony Development is currently being evaluated to determine what effects the noted minor amendment has had on the PID, Public Improvement District assessments, as well

as the Development Agreement. Staff is working with the Financial Consultants, P-3 and legal counsel in order to coordinate any further amendments through City Council.

Development Schedule. The property shall be developed in accordance with the development schedule attached hereto as Exhibit "C".

RECORD OF PROCEEDINGS: Planning and Zoning Commission Meeting held April 6, 2023

Mr. Spriggs presented Preliminary Plat for Austin Colony Section 1 A. He explained the reasoning behind the amendment to the PD which covered the Austin Colony Boulevard classification. This proposal is in compliance with the PD Ordinance. The City Engineer has reviewed the submitted Preliminary Plat, and listed (11) comments which have all been addressed by the applicant after the agenda posting. Staff has cleared all the noted comments.

Recommendation. The Planning Commission should approve the Preliminary Plat for Austin Colony Section 1 A and forward it to City Council for final action.

Commission Action:

Motion was made by Commission Member Bonnie McDaniel to approve of the proposed preliminary plat and recommends it to the City Council for final action. Motion was seconded by Commission Member Michelle Townsend.

Commission Action:

Roll Call vote:

Chair William Garwood, Aye; Commission Member Deborah Spoor, Nay; Commission Member Regina Bieri- Nay; Commission Member Ellen Eby- Nay; Commission Member Bonnie McDaniel- Aye; and Commission Member Henry Munson- Nay; and Commission Member Michelle Townsend- Aye.

Motion failed to carry, 3 -4 vote recommending denial.

STAFF REVIEW:

The City Engineer has reviewed the submitted Preliminary Plat for Austin Colony Section 1 A, and the noted (11) comments have all been resubmitted and addressed by the applicant (Transmittal and revised plat is attached). All noted comments have been cleared. Staff recommends approval based on the plan meeting the minimum requirements.

RECOMMENDATION:

The Planning Commission voted disapproval (3-4 vote) of the Preliminary Plat for Austin Colony Section 1 A.