



AGENDA ITEM SUMMARY FORM

MEETING DATE: May 9, 2023

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

AGENDA CONTENT: Discussion and possible action on a request for approval of the final plat of Riverwood Ranch Section 3 and Section 4. The proposed final plats consist of 73 lots on 35.62 acres (Section 3); and 71 single family residential lots (Section 4) on approximately 15.2 acres; property is located north of Hospital Drive between N. Downing Street to the west and Buchta Road to the east.

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The subject property consists of approximately 35.6 acres, is a Planned Development, (PD) district, and is located generally north of Hospital Drive situated between N. Downing Street to the west and Buchta Road to the east. The proposed preliminary replat is to subdivide the property into 71 single family residential lots, 4 blocks. As the Commission will recall, Riverwood Ranch Section 1 consisted of 96 single family residential lots on 22.691 acres, and Riverwood Ranch Section 2 consisted of 85 single family residential lots on 19.793 acres. Section 3 consists of 73 lots. Section 4 is consists of 71 single family residential lots on approximately 15.2 acres

City Council disapproved the Section 3 Final Plat on April 25, 2023 and the applicant has submitted clarification and response to the findings.

Attached is the city engineer's memo containing 7 comments for Section 4. The permitted lot sizes and density for the Riverwood Ranch project were established as part of an ordinance (ORD. 20200609-006) approving the Planned Development zoning on the property. That ordinance was subsequently amended by ORD. 20200112-014; to include agricultural uses to allow the property owner to obtain an agricultural exemption on the undeveloped portion of the property.

Finally, Local Government Code (LGC) Section 212.005 "Approval by Municipality Required," states: The municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations."

STAFF REVIEW

The City Engineer has reviewed the submitted the Riverwood Ranch Subdivision, Section 4, and has listed (7) comments that need to be addressed by the applicant. The comments found in the review were minor and were primarily textual/formatting items a resubmittal was received, and staff has cleared the comments.

RECOMMENDATION

The Planning and Zoning Commission considered the Final Plat for Section 4 and voted 3-1 to recommend disapproval of the plat to City Council. The reasons for the disapproval included the issue of the lot sizes and safety questions on fire and emergency access.

The council is requested to consider both Section 3 and Section 4 of the Riverwood Ranch Subdivision for final action.