



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 26, 2023

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

AGENDA CONTENT: Discussion and possible action on a request to approve the development agreement for Mulberry Fields Subdivision, for 41 Single Family lots, 2 reserves 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 reserves acres with two points of access (N. Walker and SH 35). The project shall be limited to the development of single-family dwellings and uses as permitted by the SF-6.3 zoning district.

The Staff and the City attorney have worked diligently to offer the attached draft of the development agreement which outlines the provisions set forth to regulate the development of the single-family subdivision, outlining the agreement to be made between the owners, developers and the City. The Developer agrees to pay the City fees in lieu of dedication of park acres as well as the CAF/ (Capacity Acquisition Fees). As noted in Section 1.10, Homeowner's Association is required of the Developer with detailed Deed Restrictions and maintenance of open space areas. The developer has submitted the tree survey plan and clearing limits plan and agrees to comply fully with the Heritage Tree Ordinance as it relates to tree caliper replacement.

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. The Final Subdivision Plat will be filed and submitted for final consideration at a later date.

RECOMMENDATION:

Staff recommends approval of the development agreement for Mulberry Fields Subdivision subject to final approval by the City Attorney.