

MEETING DATE: June 30, 2025

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

AGENDA CONTENT: Discussion and possible action on the Windrose Green Section 7 Final Plat, located off Parks Edge Lane and Milo Midnight Lane.

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 7, Final Plat, consisting of 62 lots, 2 reserves, and 3 Blocks on 13.41 acres of land. The Windrose Green Subdivision lies within the City's ETJ and is subject to a Strategic Partnership Agreement and Development Agreement.



Vicinity Map

PLANNING STAFF & ENGINEERING REVIEW:

The City Engineer has reviewed the submitted plat and offers the following comments:

Sheet 1 of 3

1. *Provide notation of how this subdivision is serviced by detention (e.g. detention is provided in Windrose Green Section XX)*

Response: A note has been added to the face of the plat stating detention is located in Windrose Green Section 1.

2. *Label Point of Beginning*

Response: Point of beginning has been added to the plat.

3. *Courses shown do not match the metes and bounds where noted.*

Response: See updated Metes and Bounds on sheet 3.

Sheet 2 of 3

1. *Recommend placing this information on Sheet 1 to consolidate to 2 sheets.*

Response: We kept them on sheet 2 per our standards.

2. *Recommend consolidating this information with Sheet 3, to provide 2 sheets total.*

Response: We kept them on sheet 2 per our standards.

3. *These two courses are shown for line L12 of the line table (distance of 305 ft.)*

The applicants submitted a response to all of the above comments and a corrected plat on June 19, 2025, as denoted above. All review comments have now been cleared by Staff and the City Engineer.

Recommendation: The Planning and Zoning Commission should accept the Staff's recommendation and approve the Windrose Green, Section 7, Final Plat, subject to final action and approval of the City Council.