



Agenda Report

Agenda of: February 25, 2025

Department: Community Development Department

Subject: Flat Creek Development Agreement Amendment

Recommended Motion:

I move to approve the Flat Creek Development Agreement amendment to allow for the presented elevations.

Background:

Attached are the six plans, each with four elevations. The Transitional, Traditional, and Hill Country designs meet the minimum requirement of 75% masonry on the front elevations. The Modern Farmhouse features substantial masonry front elevations combined with board and batten, which King Fish would like to approve for construction in Flat Creek.

The siding is the fiber cement Hardie® Panel siding, with ZIP System® sheathing and tape underneath, which is desirable.

The starting prices for these homes will likely begin in the low \$500,000s. These elevations will cost more than the base price elevations. In addition to the restrictions in our Development Agreement (DA), the HOA documents impose self-restrictions that specifically prevent the use of the same type of elevations or home colors within two lots of each other and prohibit them from being directly across the street from one another.

Fiscal Impact:

☒ Budgeted ☐ Requires Budget Amendment

Source of Funding: Account Code: N/A

Attachments:

- Amendment Ordinance
- Elevations Exhibit

Urgency (0-5 = Low Urgency to High Urgency): 2

Impact (0-5 = Low Impact to High Impact): 2

Submitted by: Breana Soto