



## PLANNING

**To:** Planning & Zoning Commission

**From:** Jerron Hicks, Planner

**Through:** David Hoover, AICP, Director of Development Services

**Cc:** Suzanne Porter, AICP, Planning Manager

**Re:** Planning & Zoning Commission Meeting – December 19, 2023

**Item No. 3g**

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**Agenda Item:**

Consider and act upon a request for a Final Plat for Windsong Ranch Phase 7G, on 44.4± acres, located north of First Street and west of Windsong Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0213)

**Description of Agenda Item:**

The purpose of this Final Plat is to create 53 single family lots and one open space lot in Phase 7G.

On September 1, 2020, the Planning & Zoning Commission approved a Preliminary Plat (D20-0063) for several phases in Windsong, including Phase 7G. The boundary of Phase 7G consisted of only residential lots. Then, on July 5, 2022, a Final Plat (D22-0055) was approved by the Commission that modified the boundary of Phase 7G to include all remaining property to the west that was owned by the developer. This property was primarily floodplain and would be platted as one open space lot. The developer has since installed the infrastructure for Phase 7G and is ready to file the plat and start house construction.

The applicant is requesting to modify the boundary of the previously approved final plat to reduce the size of the open space lot. The portion of open space that is being removed is owned and will be maintained by the developer. The applicant has provided a Boundary Comparison Exhibit that shows the boundary changes from the Preliminary Plat, the previously approved Final Plat, and this revised Final Plat. Staff is in support of the proposed boundary modification. The plat conforms to the development standards of Planned Development-40.

**Attached Documents:**

1. Location Map
2. Boundary Comparison Exhibit
3. Final Plat

**Town Staff Recommendation:**

Town Staff recommends approval of the Final Plat, subject to approval of all additions and/or alterations to the easements and dedications.