



AGENDA ITEM ANALYSIS

Project/Issue Name: 26-27 An Ordinance of the City Council Approving the Final Plat of Kirkwood Subdivision.

Submitted By: Chris Tabor, Community Development Department Principal Planner

Date: August 25, 2026

Issue Statement

The City of Republic's BUILDS Department received an Application from Kyle Kirk for the Final Plat of Kirkwood Subdivision. This site was previously approved as Kirkwood Estates Planned Development District on November 5, 2024.

Discussion and/or Analysis

The Final Plat of Kirkwood Subdivision will legally divide approximately twenty-nine point zero-one (29.01) acres of land into sixty-four (64) lots. The Final Plat will also convey the dedication of associated Right-of-Way, Utility, and Stormwater Easements to the City. The Final Plat includes approximately 7,381 linear feet of new street, 3,982 linear feet of new water main, and 3,536 linear feet of new gravity sewer main. In addition, the Final Plat includes a new connection by Bailey Ave to US Hwy 60. None of the lots will have direct access onto US Hwy 60 or FR 170. No residential lots will have access to Bailey Ave.

The Final Plat of Kirkwood Subdivision conforms to the Development Plan for Kirkwood Estates, as approved by City Council on November 5, 2024.

City Staff has reviewed the Final Plat and has determined that it substantially conforms to the requirements of the Approved Development Plan, in addition to the requirements of the City Code Chapter 410 Subdivision Regulations, and Article V Major Subdivision-Final Plat.

Recommended Action

Staff is recommending approval of this Final Plat.