

Collaborative Planning, LLC

Memorandum

Date: September 27, 2022
To: City of Credit Planning Commission
From: Cindy Nash, City Planner
RE: Preliminary Plat – Fox Estate

Description of Request

Green Mavericks, LLC has submitted an application for a preliminary plat. The property consists of approximately 4.22 acres and is located on the west side of Texas Avenue and south of Broadview Drive. The PID number is 049190152.

The Developer is proposing to develop the site into a total of 1 detached single-family residential units.

The following items are included in the packet for review:

1. Preliminary Plat
2. Final Plat

Item 1: Recommendation on Preliminary Plat

Public Hearing: October 3, 2022 Planning Commission

Preliminary plats provide the layout for lots and blocks for future sale and ownership of specific parcels. The preliminary plat is “preliminary”, however, approval of a preliminary plat gives the property rights by State law.

Land Use

The proposed land use is 1 lot.

Access, Roads, Guest Parking, Pedestrian Circulation

No new streets are proposed to be constructed. No trails or sidewalks are proposed to be constructed. Right-of-way for both Texas Avenue and Broadview Drive will be dedicated.

Park Dedication

Park dedication is required for this plat, and will be calculated at the time of recording of the Final Plat.

Engineering and Planning

The City Planner have reviewed the proposed plans and recommend approval. Review is pending from the City Engineer.

Recommendation

It is recommended that the Planning Commission recommend approval of the preliminary plat subject to the following conditions:

1. A title commitment shall be provided for the review of the City Attorney with the final plat application.
2. The Developer must reimburse the City for all costs incurred by the City and its consultants in relation to review of the proposed development plans, inspection of improvements, and the preparation of the Developer’s Agreement if one is needed.
3. Utility lines are required to be placed underground at the sole expense of the developer.

4. The Developer shall be responsible for obtaining and complying with all necessary permits from any other governmental agencies.
5. The Developer may not commence construction of any improvements on the Subject Property until the Final Plat and Development Agreement (if needed) have been recorded.
6. Park dedication is required for this plat, and will be calculated at the time of recording of the Final Plat.
7. The approval of the preliminary plat shall terminate if either a final plat has not been approved or a Developer's Agreement has not been entered into between the City and Developer in the timeframe as required by the Subdivision Ordinance.
8. Additional conditions as determined necessary by the City Planner, City Engineer, and City Attorney as review of the project progresses and is completed.