

Legislation Details (With Text)

File #:	TMP-0504	Name:	
Type:	Ordinance	Status:	Passed
File created:	5/3/2017	In control:	Planning Commission
On agenda:	5/9/2017	Final action:	5/9/2017
Title:	Appl. #PL2017-053 - FINAL PLAT - Creekside at Raintree, Lots 1-31 & Tracts A-F; Landrock Development, LLC, applicant		
Sponsors:	Planning and Special Projects		
Indexes:			
Code sections:			
Attachments:	1. Staff Letter, 2. Final Plat Sheet 1, 3. Final Plat Sheet 2, 4. Location Map		

Date	Ver.	Action By	Action	Result
5/9/2017	1	Planning Commission	approved	Pass

Appl. #PL2017-053 - FINAL PLAT - Creekside at Raintree, Lots 1-31 & Tracts A-F; Landrock Development, LLC, applicant

Issue/Request:

This final plat application is for *Creekside at Raintree, Lots 1-31 & Tracts A-F*, located at the southeast corner of SW Raintree Dr and SW Raintree Pkwy. The plat consists of 31 lots and 6 common area tracts on 15.7 acres. The proposed final plat is substantially consistent with the approved preliminary plat.

31 lots and 6 common area tracts on 15.7 acres

2.0 units per acre, including common area

2.7 units per acre, excluding common area

This application is related to Application #PL2017-054 for a vacation of easement, also on this agenda.

Subdivision-Related Public Improvements

In accordance with UDO Section 16.340, prior to an ordinance being placed on a City Council agenda for the approval of a final plat, all subdivision-related public improvements shall be constructed and a Certificate of Final Acceptance shall be issued. In lieu of completion of the public improvements and the issuance of a certificate, financial security (an escrow secured with cash, an irrevocable letter of credit, or a surety bond) may be provided to the City to secure the completion of all public improvements.

A Certificate of Final Acceptance has not been issued for the subdivision-related public infrastructure, nor has any form of financial security been received to secure the completion of the public improvements. This application will be placed on hold following Planning Commission action until the infrastructure requirements are met.

Recommendation: Staff recommends **APPROVAL** of the final plat.