

## 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.