



City Council Agenda Item Report

March 5, 2013

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SUBJECT: DELIBERATION AND POSSIBLE ACTION ON A FINAL PLAT FOR ELM GROVE SECTION 3B, LOCATED ALONG OYSTER CREEK DRIVE AND CROOKED CREEK DRIVE.

1. BACKGROUND/HISTORY

In 2003, the City of Buda entered into a development agreement with the developers of Garlic Creek West Subdivision. Included in the development agreement was a Preliminary Plan for the entire area of the site to be developed as Garlic Creek West. Since the approval of the development agreement, there have been multiple revisions to the original Preliminary Plan (most recently in February 2011). Subsequently, Garlic Creek West has been developed as the Whispering Hollow, Elm Grove and Garlic Creek subdivisions.

This subdivision has been developing for several years. It originally contained 1,980 residential lots, but over the course of several revisions this has been lowered to 1,957 lots. At this time, the subdivision is approximately 70% developed. The City of Buda provides water and wastewater service to the subdivision. The property is zoned medium-density residential (MR), though the standards are modified & governed by the development agreement.

2. FINDINGS/CURRENT ACTIVITY

The proposed final plat includes 80 single-family residential lots and 3 open space/drainage easement lots within 15.396 acres. With this plat, Oyster Creek and Crooked Creek will be extended, with Crooked Creek connecting at both ends and Oyster Creek having a temporary emergency turnaround until such time as the adjacent section of Whispering Hollow Subdivision is developed. The City of Buda provides both water and wastewater service, with capacity adequate for each.

Assessment by staff indicates all applicable requirements of the Unified Development Code and Development Agreement have been satisfied. Payment of any required parkland fees will be made prior to recording of the plat.

4. ACTION OPTIONS/RECOMMENDATION

The Planning & Zoning Commission recommended approval unanimously at their February 26th meeting. Staff recommends approval of the Final Plat of Elm Grove Subdivision Section 3B.

5. ATTACHMENTS

Final Plat