



TO: T.C. Broadnax, City Manager
FROM: Dustin Lawrence, Associate Planner, Planning & Development Services
Peter Huffman, Planning & Development Services
COPY: City Council and City Clerk
SUBJECT: Resolution - Final Plat Approval of Hidden Creek Estates – March 17, 2015
DATE: March 2, 2015

SUMMARY:

A resolution approving the final plat of the Hidden Creek Estates, an 11 lot residential subdivision located at 5036 South Tyler Street (JRB Family Holdings, LLC; File No. PLT2014-40000232022). Staff has reviewed the proposal and has verified that all of the required off-site improvements and infrastructure has been constructed. Per *TMC* 13.04.100, the Director of Planning and Development Services is required to make a recommendation to approve or deny the project. The Director's decision is required to be forwarded through Resolution to the City Council for final approval of the Final Plat application.

BACKGROUND:

The Hidden Creek Estates Preliminary Plat application, in which one parcel would be divided into 11 parcels for the future construction of 11 single-family dwellings, was approved on October 21, 2013. As part of the application, various conditions of approval were required by the City, including the construction of new utilities, roads, and other improvements to ensure that the project would be adequately served by City services. Staff has verified that all of the required improvements have been completed and that the project can now receive final approval.

ISSUE:

Per *TMC* 13.04.100, the recommendation to approve this application by the Director of Planning and Development Services must be forwarded through Resolution to the City Council for final approval.

ALTERNATIVES:

Because the project has been developed and has met all of the requirements of the City, it would be a departure from normal procedure to deny at the Council level.

RECOMMENDATION:

PDS recommends approval of the Final Plat of Hidden Creek Estates, as the applicant has developed the project to meet all requirements imposed by the City from the Preliminary Plat application.

FISCAL IMPACT:

There is no fiscal impact.