

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1718-6

DATE:
August 8, 2017

STAFF REPORT

ITEM: Consideration of a Final Plat for COBBLESTONE CREEK IV, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located one-half mile south of Cedar Lane Road on the east side of 12th Avenue S.E.

INFORMATION:

1. Owner. CCDG, L.L.C.
2. Developer. CCDG, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. March 8, 2001. Planning Commission, on a vote of 5-0, recommended to City Council that this property be placed in RE, Residential Estates Dwelling District and removed from A-2, Rural Agricultural District.
2. March 8, 2001. Planning Commission, on a vote of 5-0, recommended to City Council that the preliminary plat for Cobblestone Creek Golf Club Addition be approved.
3. May 8, 2001. City Council adopted Ordinance No. O-0001-50 placing this property in RE, Residential Estates Dwelling District removing it from A-2, Rural Agricultural District.
4. April 11, 2002. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Cobblestone Creek II Addition be approved.
5. May 28, 2002. City Council adopted Ordinance No. O-0102-47 placing a portion of this property in R-1, Single Family Dwelling District and removing it from A-2, Rural Agricultural District.
6. May 28, 2002. City Council approved the preliminary plat for Cobblestone Creek Addition.
7. May 28, 2007. Approvals of the preliminary plat for Cobblestone Creek II Addition became null and void.

8. May 10, 2012. Planning Commission, on a vote of 8-0, postponed placing a portion of this property in the Planned Unit Development and removing it from RE, Residential Estates District at the request of the applicant.
9. May 10, 2012. Planning Commission, on a vote of 8-0, postponed the preliminary plat for Cobblestone Creek Addition at the request of the applicant.
10. June 14, 2012. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from RE, Residential Estates District.
11. June 14, 2012. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Cobblestone Addition be approved.
12. August 14, 2012. City Council adopted Ordinance No. O-1112-27 placing this property in the PUD, Planned Unit Development and removing it from RE, Residential Estates District.
13. August 14, 2012. City Council approved the preliminary plat for Cobblestone Creek Addition.
14. August 13, 2015. Planning Commission, on a vote of 8-0, recommended to City Council that the revised preliminary plat for Cobblestone Creek Addition be approved.
15. September 22, 2015. City Council approved the revised preliminary plat for Cobblestone Creek Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Permanent Markers. Permanent markers will be installed prior to filing any final plat with the County Clerk.
3. Sanitary Sewers. Private sanitary sewer systems will be constructed in accordance with approved plans and City and Department of Environmental Quality standards. The eight (8) lots designated as part of the proposed Planned Unit Development will utilize privately maintained individual sanitary sewer systems. A gravity sanitary sewer system is not available.
4. Sidewalks. Sidewalks will be constructed adjacent to 12th Avenue S.E. located in the Planned Unit Development. Sidewalks are not required on the interior street of Augusta Drive located in the Planned Unit Development District.
5. Storm Sewers. An existing privately maintained detention facility located in the golf course area is being utilized.

6. Streets. Cobblestone Creek Drive and Augusta Drive located south of Cobblestone Creek Drive currently exist. Twelfth Avenue S.E. was constructed full width as part of the public improvements for Cobblestone West Addition and Cobblestone West Addition, Section II. There are no additional requirements. When lots do not take access to the section line road in what is equivalent to RE, Residential Estates development, street improvements are not required. Also, it is not anticipated that 12th Avenue S.E. will connect to Post Oak Road because of topography.
7. Water Mains. There is an existing 12-inch water main adjacent to 12th Avenue S.E. for a portion of the property. The water main south of its existing location will be bonded. It is not anticipated that it will be extended any time in the near future. There is an existing 12-inch water main adjacent to Cobblestone Creek Drive. Also, an existing 8-inch water main is adjacent to Augusta Drive.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way are dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, final site development plan/final plat are attached.

STAFF COMMENTS AND RECOMMENDATION: The engineer for the developer has requested the City Development Committee review the final plat for Cobblestone Creek IV Addition, a Planned Unit Development and submit it to City Council for consideration.

This property consists of 10.95 acres, eight (8) large single family residential lots and one (1) open space area within the Planned Unit Development.

Traffic impact fee in the amount of \$222.97 will be required prior to filing the final plat.

The final plat is consistent with the approved preliminary plat.