



City Council Agenda Item Report

January 15, 2013

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SUBJECT: POSSIBLE ACTION ON A FINAL PLAT OF GARLIC CREEK WEST SUBDIVISION PHASE 3, SECTION 6A LOCATED NEAR THE INTERSECTION OF GARLIC CREEK DRIVE AND NIVENS 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. Subsequently, Garlic Creek West has been developed as the Whispering Hollow, Elm Grove and Garlic Creek subdivisions. This subdivision has been developing for nearly a decade.

2. FINDINGS/CURRENT ACTIVITY

The Section 6A final plat encompasses 35 single-family residential lots and one park lot within 17.17 acres. The plat is adjacent to developed single-family houses and undeveloped land. With this plat, Botana Way and Nivens Drive will be extended, with a new street, Pettigrew Path, connecting the two. Section 6A sits one block west of Garlic Creek Drive, the main road for the Garlic Creek neighborhood. Parkland dedicated to the City within the development is subject to a parkland maintenance agreement requiring that the Homeowners' Association maintain the landscaping of all areas in the developed area of a public park. One park lot of 9.98 acres is dedicated with this plat along Garlic Creek, consistent with the preliminary plan and development agreement for overall parkland development. 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 as a result of the development agreement.

Assessment by staff indicates all applicable requirements of the Unified Development Code and Development Agreement have been satisfied. Payment of any required parkland fees as well as reclaimed water line (purple pipe) fees will be made prior to recording of the plat.

3. FINANCIAL IMPACT

N/A

4. ACTION OPTIONS/RECOMMENDATION

The Planning and Zoning Commission recommended approval at its January 8th meeting. Staff recommends approval of the final plat of Garlic Creek West Phase 3, Section 6A.

5. ATTACHMENTS

Final Plat