



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 6B LOCATED NEAR THE END OF BOTANA WAY 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 6B final plat encompasses 34 single-family residential lots within 6.84 acres. The plat is adjacent to Section 6A, which is currently undeveloped but will contain single-family houses. With this plat, Botana Way is further extended from Section 6A while Nivens Drive is extended and turns northward to intersect Botana Way. Section 6B sits two blocks west of Garlic Creek Drive, the main road for the Garlic Creek neighborhood. No parkland is dedicated with this particular plat, which is consistent with the preliminary plan as parkland dedicated with other sections addresses parkland needs for the overall neighborhood. 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 & Zoning Commission recommended approval at its January 8th meeting. Staff recommends approval of the final plat of Garlic Creek West Phase 3, Section 6B.

5. ATTACHMENTS

Final Plat