



City Council Agenda Item Report

March 5, 2013

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SUBJECT: DELIBERATION AND POSSIBLE ACTION ON A FINAL PLAT OF STONEFIELD SUBDIVISION SECTION 7, LOCATED NEAR THE INTERSECTION OF TRAVERTINE TRAIL AND FOSSILSTONE TRAIL.

1. BACKGROUND/HISTORY

The preliminary plan for Stonefield was originally approved in the fall of 2005 and was originally referred to as the “Horton Tract”. It was last revised in October 2012 in order to create an amenity center. The Preliminary Plan approval included a variance allowing the development a maximum of 18 lots on a single block face rather than 12, as well as variances regarding interior angle of eyebrows (corner cul-de-sacs). Sections 1-4 have been constructed, with Sections 5 & 6 currently under construction.

2. FINDINGS/CURRENT ACTIVITY

The Section 7 final plat encompasses 23 single-family residential lots and one pedestrian trail lot within 4.774 acres. The plat is adjacent to developed single-family houses and undeveloped land. With this plat, Fossilstone Trail will be extended. Parkland will be dedicated consistent with the approved Preliminary Plan; in this case no parkland is identified in this section. Parkland dedicated within the development is owned & maintained by the Homeowners’ Association. The City of Buda provides wastewater service to the subdivision via the South Buda Water Control and Improvement District. Goforth Special Utility District provides water service, also via the South Buda Water Control and Improvement District. The property is located in the ETJ due to the South Buda Water Control and Improvement District.

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.

3. FINANCIAL IMPACT

N/A

4. ACTION OPTIONS/RECOMMENDATION

The Planning & Zoning Commission recommended approval unanimously at their February 26th meeting. Staff recommends approval of the final plat of Stonefield Subdivision, Section 7.

5. ATTACHMENTS

Final Plat