

	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;">District Impacted</p> <p style="margin: 0;"><input type="checkbox"/> 1 = Wolosin</p> <p style="margin: 0;"><input type="checkbox"/> 2 = Woolard</p> <p style="margin: 0;"><input type="checkbox"/> 3 = Scott</p> <p style="margin: 0;"><input type="checkbox"/> 4 = Boddie</p> <p style="margin: 0;"><input type="checkbox"/> 5 = Macaluso</p> <p style="margin: 0;"><input type="checkbox"/> All</p> </div>		
Agenda Date	<i>December 6, 2021</i>		
Requested Action	<p>CONSIDER APPROVAL OF A REQUEST FOR A 30-DAY TIME EXTENSION FOR THE BIRCH AT SPENCER RANCH PHASE 1A FINAL PLAT, 4.77 ACRES, 4.77 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 307605, 63687, & 14916).</p>		
Contact Person	<p>Rebecca Pacini, AICP, Planner III, Planning and Community Development Department</p>		
Background Information	<p>The applicant requests a 30-day time extension. This request, if granted, would extend the 30-day requirement for an additional 30-days. The plat may be considered at the next Planning & Zoning Commission meeting scheduled in January.</p> <p>This is the final plat for Birch at Spencer Ranch Phase 1A. The final plat consists of 4.77 acres of private right-of-way.</p> <p>The Master Plan designates the Future Land Use for this property as Neighborhood Residential. The Master Planned Community Plan (MPCP) was approved in 2018, and the preliminary plat was approved October 7, 2019.</p> <p>The plat as currently submitted does not meet all the requirements of the subdivision ordinance and in particular the following sections of code:</p> <ol style="list-style-type: none"> 1. Subdivision Ordinance, 2.05.002, A, H, I, L, M, N, Q, R, R.2, S, V, and Y; 2. Subdivision Ordinance, Article 5, Section 11. Private Streets; and 3. Ensure no remainders less than 5 acres (Local Government Code (LGC) 212.004(a). 		
Item Justification	<table style="width: 100%; border: none;"> <tr> <td style="vertical-align: top; width: 50%;"> <input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation </td> <td style="vertical-align: top; width: 50%;"> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: </td> </tr> </table>	<input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other:
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Financial Considerations			

Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	Attached maps and plat.