



## AGENDA ITEM SUMMARY

### District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☐ 3 = Scott
- ☐ 4 = Fowler
- ☐ 5 = Macaluso
- ☒ All

<b>AGENDA DATE</b>	<i>June 11, 2019</i>
<b>DESCRIPTION</b>	UPDATE ON STATUS OF SHORELINE PARK PLAT PROCESS WITH PLANNING AND ZONING COMMISSION.
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	No action required. Discussion only.
<b>CONTACT PERSON</b>	Laura Talley, Director Planning and Community Development
<b>SUMMARY</b>	<p><b>Status update:</b></p> <p>The first step in platting for anybody that is developing in units (phases) is that they submit a master development plan (MDP). The intent of the MDP is to provide a limited plan for review by staff and the Planning and Zoning Commission to locate proposed development units, lot sizes, density, street layouts, and proposed open and recreational spaces. It essentially gives Staff and the Planning and Zoning Commission a road map of how the development will come together when they are reviewing units that come in individually over time.</p> <p><b>The MDP for Shoreline Park was approved by P&amp;Z on December 4, 2017.</b></p> <p><b>The preliminary plat and the drainage study were submitted for review February 15, 2018.</b></p> <p>Requirements for Preliminary Plat submittals:</p> <ul style="list-style-type: none"> <li>• Paper copies of the plat</li> <li>• PDF of the plat</li> <li>• Traffic Impact Analysis</li> <li>• Transportation Plan</li> <li>• Open Space Plan</li> <li>• Tree Preservation Plan</li> <li>• Slope Map</li> <li>• Natural features list</li> <li>• Preliminary water and sewer plan</li> <li>• Fire protection plan</li> </ul> <p>All of these items are reviewed by the required city departments and then by a group of staff members, and in this case because it is located in the ETJ, the County engineers and County fire official met with staff as well and provided comments.</p>

	<p>The developer addressed all comments by Staff, the County and the reviewing engineer for the MDP drainage study. As determined by Staff, the preliminary plat meets all the criteria for plat approval.</p> <p>Once all comments are addressed on the plat and in this case, the drainage study as well, the plat is scheduled to be placed on the P&amp;Z agenda for the Commission's consideration. <b>State law requires action be taken on a plat within 30 days of complete submittal otherwise the plat is considered approved.</b></p> <p><b>The plat was officially submitted for P&amp;Z approval May 29, 2019.</b></p> <p>At the <b>June 3, 2019 Planning and Zoning Commission meeting</b>, KB discussed again their overall plan with the Commission including incorporation of added LID features beyond what city ordinances require. After the discussion, the Commission considered the preliminary plat for approval and <b>tabled the plat</b>. We have scheduled a <b>special called meeting June 26<sup>th</sup></b> to reconsider the plat (before the 30 days for action has expired).</p> <p><b>Next steps:</b> After a preliminary plat is approved, the developer may submit a detailed set of design and construction plans (including detailed drainage study and cost estimates) for review by the Public Works department. After the developer has addressed any comments by Staff, the infrastructure plans are approved and then the developer may submit for final plat review.</p> <p>Submittals for final plats consist of the following items:</p> <ul style="list-style-type: none"> <li>• Paper copies of the plat</li> <li>• PDF of the plat</li> <li>• Letters and memos of any reviewing agencies (ie. Bandera Electric, TxDOT, Cow Creek GCD)</li> </ul>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL INFORMATION</b>	

This summary is not meant to be all inclusive. Supporting documentation is attached.