

AGENDA ITEM #: \_\_\_\_\_

DATE: June 10, 2019

CAR #: 2019-6667



## CITY COUNCIL ACTION REPORT

**SUBJECT:** Final plat of Fulton Homes Estrella Commons – Phase 2

**STAFF PRESENTER(S):** Katie Wilken, Planning Manager

**OTHER PRESENTER(S):** Norm Nicholls, Fulton Homes

**Summary:** Approve the final plat for Phase 2 of Estrella Commons subdividing 8.9 acres into 40 single family lots and two tracts generally located at the southwest corner of Interstate 10 and the Bullard Wash.

**Recommendation:** Approve a final plat of Fulton Homes Estrella Commons – Phase 2 subdividing 8.9 acres into 40 lots and two tracts generally located at the southwest corner of Interstate 10 and the Bullard Wash, subject to the following stipulations:

1. Any technical corrections to the final plat required by the City Engineer shall be made prior to the recordation of the final plat;
2. Prior to recordation of the final plat, Owner shall submit an updated title report for the property and shall modify this Re-Plat to reflect the current ownership and/or current to include a Lender Consent and Subordination in a form approved by the City Attorney or his/her designee for all lenders with a security interest in the property being platted herein. Owner shall provide documentation acceptable to the City Attorney or his/her designee demonstrating that the party executing this Re-Plat is authorized to do so;
3. Retail builders (single family and multi-family) within Estrella Commons shall provide for a total wall assembly with a minimum thermal resistance (*R*-value) of 19 and shall demonstrate this with the submission of standard building plans to be reviewed and approved by city staff, which shall specify the use of 2" x 6" construction or acceptable equivalent for outer walls of homes. The city shall review the exterior house wall construction standards with respect to noise abatement to ensure that the 2" x 6" construction standard is maintained;
4. There shall be a minimum 80-foot landscape buffer between the northern boundary of the property and the rear lot lines of the single family dwelling units. This buffer shall include a meandering community trail constructed in accordance with Engineering

Design Standards and shall include 36" box trees spaced 15 feet on center along the entire length of the buffer; and,

5. A sound wall located on the south side of Interstate 10, acceptable to the City Engineer, shall be constructed on the property. Such wall shall be constructed prior to issuance of the first Certificate of Occupancy for a residential unit within 500 feet of the Interstate 10 right-of-way, excluding model homes.

**Fiscal Impact:** Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

## Background and Previous Actions

On April 13, 2015, the City Council adopted Ordinance No. 15-1321 approving a PAD amendment to allow single family development within the Estrella Commons PAD. As amended, the Estrella Commons PAD designates the subject property as Single Family Residential. The residential density may vary between 3-8 dwelling units per acre.

On February 22, 2016, the City Council approved a preliminary plat for Estrella Commons. This approval subdivided 105.6 acres into 365 single family lots. However, the developer of the property decided to redesign the layout of the subdivision and subsequently submitted a new application for preliminary plat. On October 23, 2017, the City Council approved a new preliminary plat that subdivided 105.73 acres into 429 single family lots (4.06 du/a). On May 14, 2018, the City Council approved a final plat for Phase 1 of Estrella Commons.

## Staff Analysis

The applicant is requesting approval of the final plat for Phase 2 of Estrella Commons subdividing 8.9 acres into 40 lots and 2 tracts. The typical lot size proposed within this subdivision is 50 feet wide by 1150 feet deep.

The proposed final plat is consistent with the land use, development standards and density applicable to the subdivision and with the approved preliminary plat for this parcel. The final plat is consistent with the technical requirements of the city's subdivision regulations. The proposed subdivision provides for the orderly development of the parcel by identifying the required infrastructure needed to serve the development. Staff recommends approval.

## **Attachments**

1. Aerial Photo
2. Final Plat
3. Preliminary Plat