

AGENDA ITEM #: _____

DATE: September 28, 2020

CAR #: 2020-7048



CITY COUNCIL ACTION REPORT

SUBJECT: Final Plat of CantaMia Parcels 39-41

STAFF PRESENTER(S): Katie Wilken, Planning Manager

APPLICANT: Joshua Robinson, HilgartWilson

Summary: A Final Plat (Case No. 19-520-00014) subdividing approximately 29.14 acres into 113 single family lots and 14 tracts generally located at the northwest corner of Estrella Parkway and Tanglewood Drive, within the CantaMia Planned Area Development (PAD).

Recommendation: Approve the Final Plat of CantaMia Parcels 39-41, attached hereto, subject to the following stipulations:

1. Prior to recordation of the Final Plat of CantaMia Parcels 39-41, a final plat for the property adjacent to the Parcels 39-41 (currently identified as CantaMia Parcel 37) shall be recorded and the Final Plat of CantaMia Parcels 39-41 shall be revised to include the recording number of such final plat. No building permits shall be issued for the construction of any structure within the property being platted in the Final Plat of CantaMia Parcels 39-41 (the "Property") until all on-site and off-site sewer infrastructure needed to provide sewer service to the Property has been completed;
2. Prior to recordation of the Final Plat of CantaMia Parcels 39-41, Owner shall have entered into a Stormwater Maintenance Agreement with the City that provides for Owner's operation and maintenance of the stormwater manage facilities to ensure the system functions as designed. The Storm Water Maintenance Agreement shall be recorded concurrently with the recordation of the final plat. The Storm Water Maintenance Agreement shall be in a form provided by the City and will include any and all maintenance easements required to access and inspect the stormwater management and to perform routine maintenance as necessary to ensure proper functioning of the stormwater management facility;
3. Prior to recordation of the final plat, the property owner shall submit an updated title report for the property and shall modify this plat to reflect the current ownership and current lender including on the final plat 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 final plat is authorized to do so; and,

4. Any technical corrections to the final plat required by the City Engineer shall be made prior to the recordation of the final plat.

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.

Background and Previous Actions

- The EMR Villages X PAD zoning was approved by City Council on April 20, 2005 with the adoption of Ordinance No. 2005-947, with several subsequent amendments since adoption.
- Development was originally known as Village X, then Province, and now CantaMia.
- A Preliminary Plat Amendment of Phase 2 and 3 of CantaMia (formerly Province at Estrella Mountain Ranch) for CantaMia – Phases 2 and 3, which included CantaMia Parcels 36 and 37, was approved by City Council on December 15, 2014.
- A Master Plat for CantaMia – Phases 2 and 3 – and replat of Tract A, Parcel 13 was approved by City Council on November 9, 2015.

Staff Analysis

The final plat substantially conforms to the approved preliminary plat and is consistent with the technical requirements of the city's subdivision regulations and engineering standards, and provides for the orderly development of the property by identifying the required infrastructure needed to serve the development.

Attachments

1. Aerial Photo
2. Preliminary Plat Council Action Report
3. Preliminary Plat
4. Final Plat