



**21-0211PF2**

**TITLE:** Consider/Discuss/Act on a Preliminary-Final Plat for Aster Park Addition, Located on the North Side of FM 1461 and Approximately 1 Mile East of FM 2478

**COUNCIL GOAL:** Direction for Strategic and Economic Growth  
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

**MEETING DATE:** June 7, 2022

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Caitlyn Strickland, Planning Manager  
Jake Bennett, Planner I

**APPLICATION SUBMITTAL DATE:** November 22, 2021 (Original Application)  
May 18, 2022 (Revised Submittal)

**RECOMMENDED CITY COUNCIL ACTION:** Staff recommends approval of the proposed Preliminary-Final plat with the following conditions, which must be satisfied prior to filing a plat for record:

1. The items currently marked as "not met" on the attached Conditions of Approval Summary be satisfied prior to issuing final approval; and
2. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist.

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 467.204 acres into 1,190 residential lots, 49 common area lots, 2 commercial lots, 1 multi-family lot, and 1 townhome lot.

The proposed plat was previously considered for disapproval at the December 14, 2021, Planning and Zoning Commission meeting. Since that time, the applicant has worked with staff to address the noted plat deficiencies and staff is now recommending

approval with conditions of the proposed Preliminary-Final plat.

Per the provisions of the City's Subdivision Ordinance, the proposed plat shall satisfy all requirements for a Preliminary-Final plat. Items currently not satisfied for the proposed Preliminary-Final plat are shown on the attachment to this report titled "Conditions of Approval Summary."

**APPROVAL PROCESS:** The City Council is the approval authority for the proposed Preliminary-Final Plat. In order to receive final approval of the plat, the applicant has the opportunity to make one resubmittal which addresses all items listed above.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has not received any comments either in opposition to or in support of the proposed Preliminary-Final plat.

**SUPPORTING MATERIALS:**

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)

[Conditions of Approval Summary](#)