

MEMORANDUM

DATE: April 5, 2023

TO: Honorable Mayor and City Commissioners

VIA: James Slaton, City Manager
Autumn Cochella, Development Services Interim Director

FROM: Christina Adams, Assistant Planner

SUBJECT: Mabel Place Final Plat

SYNOPSIS: *Mabel Place Development, LLC., owner, requests approval of the Mabel Place Final Plat.*

RECOMMENDATION

Staff recommends approval of the Final Plat. Neither a recommendation from the Planning Board, nor a public hearing is necessary for approval of a final plat. Provided the plat meets all of the requirements of state statutes and local ordinances, approval by the City Commission is a formality.

BACKGROUND

The subject property is located on the east side of Scenic Highway, just south of Brookshire Subdivision, and across from Dinner Lake Shores Subdivision.

The Mabel Place 142-lot preliminary subdivision plat was approved by the Planning and Zoning Board on February 23, 2021 as a Planned Development Project with waivers of strict compliance. In September of 2021, site construction plans were submitted to the City, and were approved in March of 2022. This project received Utility Clearance on March 24, 2023.

Pursuant to Section 23-223.4 of the City's Land Development Code, the developer is providing a performance bond in lieu of constructing certain improvements, as allowed by code. The performance bond language was reviewed and approved by the City Attorney in March of 2023.

FISCAL IMPACT

Approval of the final plat enables the construction of 142 new single-family homes. Conservatively estimating a taxable value of \$200,000 per unit, it could potentially result in over \$28 million in taxable value, and generate an estimated \$179,000 in ad valorem taxes.

*Adjusted values for potential homesteaded properties have not been factored into this estimate.

ATTACHMENTS

Mabel Place Final Plat
Mabel Place Title Opinion