



Memo

File #: 351-24

Agenda Date: 7/16/2024

TO: Mayor and City Council

FROM: Beth Beatty, City Manager

SUBJECT:

An Ordinance Approving a Record Plat of Whisper Glen PUD Unit Two-B

BACKGROUND:

Forestar, the developer, is requesting the approval of a Record Plat for Whisper Glen Planned Unit Development Unit Two-B, which is located east of County Line Road and north of Theodore Street at Legacy Pointe Boulevard. Forestar purchased Ashford Place Unit Two and Whisper Glen Unit Two and has contracted D.R. Horton, a national home construction company, to build out the remaining 241 single family residential lots in both of these subdivisions in phases. Existing zoning is R-2 (single-family residential).

The Record Plat for Unit Two-B is consistent with the previously approved Preliminary and Final Planned Unit Development for Whisper Glen Unit Two and Unit Two-A, which were approved by the City Council on January 18, 2022. Unit Two-B is approximately 9.4 acres in size and will have 45 single-family house lots.

D.R. Horton is currently completing construction in Ashford Place Unit Two-A and Two-B as well as Whisper Glen Unit Two-A. The proposed plat is subject to the previously-approved conditions related to minimum house size, architectural features, key lots, landscaping and screening at east and west property lines per the Whisper Glen Unit 1 and Unit 2 agreements. The developer / builder will need to seek additional approvals from the City should any substantial changes be requested for elevations, landscaping, etc. The subdivision will adhere to previously approved landscaping plans, anti-monotony ordinance and minimum brick requirements. For Whisper Glen Unit Two, all future houses shall have a minimum of 25% of the front façade comprised of brick or stone and have stone address blocks.

The Plan Commission staff report for Whisper Glen Unit 2 Final Plat approval can be found as an attachment.

CONCLUSION:

Approval of the recording plat request will allow continued residential development in this subdivision.

RECOMMENDATION:

The Administration recommends the Mayor and City Council adopt the Ordinance approving the Record Plat of Whisper Glen Planned Units Development Subdivision Unit Two-B, subject to the receipt of the following fees and documentation within 60 days of the approval:

- a. A performance bond or letter of credit for public improvements in the amount of \$1,247,938.00;

- b. A one and one-quarter percent (1 $\frac{1}{4}$ %) inspection fee for public improvements in the amount of \$14,857.00; and,
- c. An irrevocable offer of dedication for public improvements