



**PE22-0001 (Agave Ranch PP19-0023)**  
**Project Narrative**  
July 12, 2022

Agave Ranch is a proposed 252 lot single family subdivision located on the east side of Sherman Drive just north of Loop 288.

The proposed development underwent a zoning change, which was approved **July 16, 2019**, just prior to the adoption of the 2019 DDC. The base zoning district is an NR2/NR3 mix with overlay conditions that include the following:

- A minimum open space requirement of 15%
- An off-street multi-use trail amenity within 1300 feet of all lots
- A 30' landscape buffer along Sherman Drive with enhanced landscaping elements
- A pond or park amenity within a 5-minute walk of all homes

The zoning change was discussed at Planning and Zoning Commission in three separate meetings, which ultimately resulted in a significant reduction in density and a significant enhancement of greenspace and community amenities.

The Preliminary Plat (PP19-0023) and General Development Plan were submitted shortly thereafter in order to remain under the 2002 DDC requirements that were consistent with the zoning overlay. Both were approved on **August 20, 2020**.

Civil Engineering Plans (CEP20-0076) were originally submitted on December 29, 2020 and are currently in their 7<sup>th</sup> review with City Staff. The developer has remained active in project submittals, city meetings and coordination, and ongoing review of the civil plans since that time. A brief interruption occurred in 2021 when the developer opted to change engineering firms. Please see the full timeline on the second page.

We are respectfully requesting an extension of our approved preliminary plat, PP19-0023, which will otherwise expire on August 20, 2022 (valid for two years unless an extension is requested). If the preliminary plat expires, the dimensional standards assumed during the zoning case in 2018 become null and void and the project would essentially have to start over with design under the new DDC code.

We currently anticipate submission of our Final Plat in August of 2022, with approval occurring in October of 2022. We are eager to commence construction with Phase 1 as soon as possible.

**Agave Ranch Timeline**

7/18/2019	Z18-0011 Zoning Approval
8/20/2020	PP19-0023 Preliminary Plat Approval GDP19-0001 General Development Plan Approval
12/29/2020	CEP20-0076 1 <sup>st</sup> Submittal
4/6/2021	CEP20-0076 2 <sup>nd</sup> Submittal
5/18/2021	CEP20-0076 3 <sup>rd</sup> Submittal
7/22/2021	CEP20-0076 4 <sup>th</sup> Submittal (rejected as incomplete)

\*developer changed engineering firms\*

1/7/2022	CEP20-0076 4 <sup>th</sup> Submittal (second attempt)
3/24/2022	CEP20-0076 5 <sup>th</sup> Submittal
5/19/2022	CEP20-0076 6 <sup>th</sup> Submittal
7/5/2022	CEP20-0076 7 <sup>th</sup> Submittal
August 2022	Anticipated Final Plat Submittal
October 2022	Anticipated Final Plat Approval