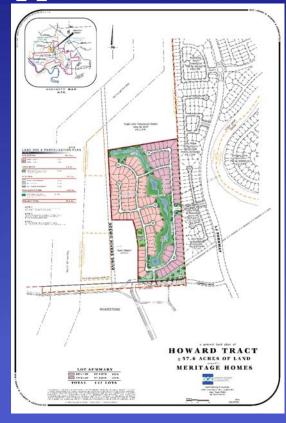
Overview

- General Land Plan (GLP) formerly approved as Howard Tract
- Original GLP approved in September 2016
- Currently calls for 142 SF lots to comply with R-1 district standards
- Preliminary Plat approved for all 142 lots
- Final Plat for Section 1 approved and recorded for 50 lots, including two access points into subdivision

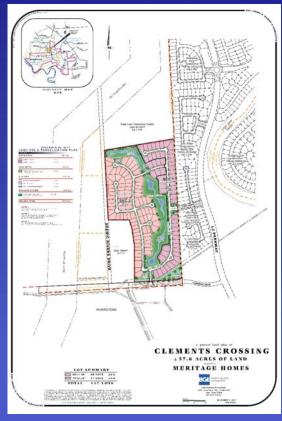
Overview

- Current GLP calls for 5.8 acs of open space
- Applicant requesting to eliminate 0.9 ac private park and replace with 5 additional SF lots
- Proposed amendment would have 4.9 acs of open space
- Proposed 5 lots requires no additional improvements beyond original TIA
- With addition of 5 lots, storage capacity for drainage well above min. CoSL standards

Current Approved General Land Plan



Proposed Amendment No. 1



Excerpt from Proposed Amendment No. 1





Recommendation

- Planning & Zoning Commission reviewed and made a unanimous recommendation of approval during their meeting on 12-12-17
- Staff supports a recommendation of approval for proposed Clements Crossing General Land Plan Amendment No. 1 to the Mayor and City Council