CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

File Number: 12-SB-25-F **Related File Number:**

Application Filed: 10/27/2025 **Date of Revision:**

Applicant: ETHAN I PHILLIPS

PROPERTY INFORMATION

General Location: West of Brakebill Rd, south of Hammer Rd

Other Parcel Info.:

Tax ID Number: 72 267 **Jurisdiction:** County

Size of Tract: 35.38 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Multifamily Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: East County **Plan Designation:** TN (Traditional Neighborhood), HP (Hillside Ridgetop Prote

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 SUN BLOSSOM LN

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), <9 DU/AC

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: FINAL PLAT OF STRAWBERRY HILLS SUBDIVISION, PHASE III SECTION C

No. of Lots Proposed: 64 **No. of Lots Approved:** 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Frankie Ramos

Staff Recomm. (Abbr.): Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 5/8/2025 as Planning Case 5-SB-25-C.

Staff Recomm. (Full): The plat closure review was completed after the corrections deadline. Planning staff has allowed the plat to remain on the agenda in accordance with Section 2.10.C.6, which states the nine-day final plat correction deadline may be waived with just cause. In this case, the remaining revisions would not change the general subdivision or lot layout. Additionally, revisions to the final plat were submitted in time to be included in the Planning Commission documentation.

Comments:

Action: Approved **Meeting Date:** 12/11/2025

Details of Action:

Summary of Action: Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 5/8/2025 as Planning Case 5-SB-25-C.

Date of Approval: 12/11/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**