

Memo

To: Planning Board
From: Doug Kneupper, City Engineer
CC:
Date: December 12, 2018
Re: Lago Mar Pod 4, Sec 3– Final Plat

Background: Lago Mar Pod 4, Sec 3 is part of a master-planned residential development that will ultimately contain 3,600 lots. The original preliminary plat for Lago Mar Pod 4, Sec 3 received approval from the Planning Board in May 2018. Approved preliminary plats shall remain valid for twelve months, so moving forward at this time with a final plat is in accordance with all subdivision ordinance requirements. All of Lago Mar residential is within a Municipal Utility District (GCMUD 56).

Requested Action: The applicant is requesting approval of an 80 lot subdivision plat known as Lago Mar Pod 4, Sec 3. Approval of the Final Plat authorizes the developer to begin construction of the required public improvements. Upon completion of the public infrastructure, the final plat can be filed with the Galveston County Clerk's office and home construction can begin.

Staff Review / Analysis: A major component of the final plat approval process is City staff review of the construction drawings for water, sewer, streets, and drainage. This is the public infrastructure that will serve all the lots in this particular section; and in some cases, oversized facilities will be provided to be able to serve adjacent, future sections. The engineered plans have been reviewed and are in accordance with all City policies and standards regarding public water, sewer, streets, and drainage. Stormwater management will be achieved with an 18-acre lake / detention area that is part of the Pod 4, Section 1 plat and is currently in the final stages of construction. Access will be from the Lago Mar Blvd Extension and Sea Breeze Dr. which is also in the final stages of construction. The lots in this section can be referred to as a 50 foot wide product.

The final plat should follow the preliminary plat with regard to arrangement of lots, layout and alignment of streets, parks, and open spaces. The final plat for Lago Mar Pod 4, Sec 3 does this. Staff has reviewed the Final Plat and construction drawings for Lago Mar Pod 4, Sec 3 and offers no objections to approval.