

The City of Muskogee encourages participation from all its citizens in public meetings. If participation is not possible due to a disability, notify the Planning Department, in writing, at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made (ADA 28 CFR/36).

POSTING DATE: 10/15/2026

AGENDA
SPECIAL CALL PLANNING AND ZONING COMMISSION
OCTOBER 20, 2026

Official action can only be taken on items which appear on the agenda. The public body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item.

When more information is needed to act on an item, the public body may refer the matter to Staff or back to Committee or the recommending body.

Under certain circumstances, items are deferred to a specific date or stricken from the agenda entirely.

SPECIAL CALL SESSION - 9:00 A.M. 3RD FLOOR COUNCIL CHAMBERS, MUNICIPAL BUILDING, 229 W. OKMULGEE, MUSKOGEE, OKLAHOMA

ROLL CALL

1. Consider recommending approval to the City of Muskogee City Council of the Phase I Preliminary and Final Plat for Legacy Park or take other necessary action. (Sarah Winkle)

ADJOURN

Special Call Planning Commission

1.

Meeting Date: 10/20/2026

Initiator: Sarah Winkle, Director of Planning and Community Development

Information

AGENDA ITEM TITLE:

Consider recommending approval to the City of Muskogee City Council of the Phase I Preliminary and Final Plat for Legacy Park or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

A tract of land situated in Section 11, Township 14 North, Range 18 East of the Indian Base and Meridian, City of Muskogee, Muskogee County, State of Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 11, being the intersection of the East line of said Section 11 with the North line of the South Half of the Northeast Quarter thereof; thence South 01°42'32"East, along said East line, a distance of 250.00 feet to the POINT OF BEGINNING; Thence South 01°42'32"East, a distance of 58.61 feet, along said East line; Thence South 88°17'28"West, a distance of 167.48 feet; Thence South 01°44'29"East, a distance of 165.62 feet; Thence South 01°44'29"East, a distance of 146.22 feet; Thence South 29°57'30"East, a distance of 196.43 feet; Thence North 88°17'28"East, a distance of 34.33 feet; Thence South 01°41'11"East, a distance of 716.81 feet; Thence South 20°50'50"West, a distance of 253.45 feet; Thence South 36°45'34"West, a distance of 96.79 feet; Thence South 76°17'47"West, a distance of 63.98 feet; Thence North 71°02'23"West, a distance of 93.52 feet; Thence South 24°31'48"West, a distance of 39.91 feet; Thence South 27°05'46"East, a distance of 172.11 feet; Thence South 48°33'16"East, a distance of 115.80 feet; Thence along a curve to the left, having a radius of 436.37 feet, a central angle of 05°27'19", and an arc length of 41.55 feet, the chord of said curve bearing North 16°56'11"East a distance of 41.53 feet; Thence North 13°50'25"East, a distance of 60.12 feet; Thence along a curve to the right, having a radius of 161.42 feet, a central angle of 74°32'17", and an arc length of 210.00 feet, the chord of said curve bearing North 51°06'26"East a distance of 195.50 feet; Thence North 88°22'35"East, a distance of 21.23 feet; Thence South 01°37'25"East, a distance of 60.00 feet; Thence South 88°22'35"West, a distance of 21.23 feet; Thence along a curve to the left, having a radius of 101.42 feet, a central angle of 74°32'19", and an arc length of 131.94 feet, the chord of said curve bearing South 51°06'25"West a distance of 122.83 feet; Thence South 13°50'25"West, a distance of 60.12 feet; Thence along a curve to the right, having a radius of 413.92 feet, a central angle of 40°55'46", and an arc length of 295.69 feet, the chord of said curve bearing South 34°17'56"West a distance of 289.44 feet; Thence South 35°39'55"East, a distance of 75.24 feet; Thence South 19°00'01"West, a distance of 113.30 feet; Thence North 79°10'00"West, a distance of 209.17 feet; Thence North 08°47'09"East, a distance of 32.24 feet; Thence North 07°44'30"East, a distance of 22.52 feet; Thence along a curve to the right, having a radius of 100.00 feet, a central angle of 49°05'59", and an arc length of 85.70 feet, the chord of said curve bearing North 31°51'45"East a distance of 83.10 feet; Thence North 51°05'07"West, a distance of 23.24 feet; Thence along a curve to the right, having a radius of 448.24 feet, a central angle of 18°48'09", and an arc length of 147.10 feet, the chord of said curve bearing North 41°40'45"West a distance of 146.44 feet; Thence along a curve to the left, having a

radius of 1,390.88 feet, a central angle of $03^{\circ}39'27''$, and an arc length of 88.79 feet, the chord of said curve bearing North $34^{\circ}06'07''$ West a distance of 88.77 feet; Thence North $89^{\circ}48'47''$ West, a distance of 234.40 feet; Thence North $04^{\circ}41'42''$ West, a distance of 45.56 feet; Thence North $88^{\circ}46'59''$ West, a distance of 566.10 feet; Thence South $01^{\circ}04'48''$ West, a distance of 482.39 feet; Thence South $18^{\circ}13'58''$ West, a distance of 61.98 feet; Thence South $17^{\circ}34'26''$ West, a distance of 2.37 feet; Thence along a curve to the left, having a radius of 312.29 feet, a central angle of $37^{\circ}42'49''$, and an arc length of 205.56 feet, the chord of said curve bearing South $81^{\circ}29'45''$ West a distance of 201.87 feet; Thence South $62^{\circ}14'06''$ West, a distance of 84.04 feet; Thence along a curve to the right, having a radius of 358.77 feet, a central angle of $02^{\circ}57'50''$, and an arc length of 18.56 feet, the chord of said curve bearing South $62^{\circ}14'06''$ West a distance of 18.56 feet; Thence along a curve to the right, having a radius of 264.28 feet, a central angle of $09^{\circ}01'36''$, and an arc length of 41.64 feet, the chord of said curve bearing South $66^{\circ}44'23''$ West a distance of 41.59 feet; Thence along a curve to the right, having a radius of 264.78 feet, a central angle of $44^{\circ}37'06''$, and an arc length of 206.19 feet, the chord of said curve bearing North $86^{\circ}26'47''$ West a distance of 201.02 feet; Thence North $11^{\circ}22'38''$ East, a distance of 177.44 feet; Thence North $31^{\circ}31'07''$ West, a distance of 160.37 feet; Thence North $56^{\circ}34'46''$ West, a distance of 83.79 feet; Thence North $25^{\circ}33'47''$ West, a distance of 170.49 feet; Thence North $29^{\circ}49'42''$ West, a distance of 90.42 feet; Thence North $62^{\circ}30'52''$ West, a distance of 40.28 feet; Thence North $27^{\circ}29'25''$ East, a distance of 37.82 feet; Thence North $54^{\circ}25'13''$ East, a distance of 120.04 feet; Thence North $86^{\circ}50'48''$ East, a distance of 71.42 feet; Thence North $53^{\circ}56'34''$ East, a distance of 126.70 feet; Thence North $53^{\circ}56'34''$ East, a distance of 87.22 feet; Thence North $08^{\circ}27'40''$ East, a distance of 239.31 feet; Thence along a curve to the right, having a radius of 193.43 feet, a central angle of $45^{\circ}47'56''$, and an arc length of 154.62 feet, the chord of said curve bearing North $31^{\circ}20'40''$ East a distance of 150.54 feet; Thence North $35^{\circ}46'20''$ West, a distance of 221.74 feet; Thence North $04^{\circ}22'19''$ East, a distance of 250.34 feet; Thence North $37^{\circ}39'18''$ West, a distance of 155.57 feet; Thence along a curve to the left, having a radius of 50.00 feet, a central angle of $166^{\circ}38'24''$, and an arc length of 145.42 feet, the chord of said curve bearing North $55^{\circ}26'18''$ West a distance of 99.32 feet; Thence North $85^{\circ}37'41''$ West, a distance of 119.10 feet; Thence along a curve to the left, having a radius of 5,902.09 feet, a central angle of $02^{\circ}44'41''$, and an arc length of 282.73 feet, the chord of said curve bearing North $02^{\circ}13'15''$ East a distance of 282.71 feet; Thence North $89^{\circ}37'04''$ West, a distance of 129.46 feet; Thence North $64^{\circ}37'41''$ West, a distance of 66.31 feet; Thence along a curve to the right, having a radius of 25,695.25 feet, a central angle of $00^{\circ}19'43''$, and an arc length of 147.35 feet, the chord of said curve bearing South $88^{\circ}09'10''$ West a distance of 147.35 feet; Thence along a curve to the right, having a radius of 1,150.00 feet, a central angle of $11^{\circ}58'06''$, and an arc length of 240.22 feet, the chord of said curve bearing North $84^{\circ}50'49''$ West a distance of 239.78 feet; Thence North $78^{\circ}51'46''$ West, a distance of 326.17 feet; Thence South $43^{\circ}12'38''$ West, a distance of 80.04 feet; Thence North $47^{\circ}05'46''$ West, a distance of 112.74 feet; Thence North $46^{\circ}45'17''$ West, a distance of 57.44 feet; Thence North $43^{\circ}14'43''$ East, a distance of 40.30 feet; Thence along a curve to the right, having a radius of 482.84 feet, a central angle of $14^{\circ}47'07''$, and an arc length of 124.60 feet, the chord of said curve bearing North $50^{\circ}38'16''$ East a distance of 124.25 feet; Thence along a curve to the right, having a radius of 95.84 feet, a central angle of $27^{\circ}14'43''$, and an arc length of 45.57 feet, the chord of said curve bearing North $71^{\circ}12'20''$ East a distance of 45.15 feet; Thence along a curve to the right, having a radius of 1,314.35 feet, a central angle of $05^{\circ}28'17''$, and an arc length of 125.52 feet, the chord of said curve bearing North $12^{\circ}59'09''$ East a distance of 125.47 feet; Thence South $78^{\circ}51'46''$ East, a distance of 369.55 feet; Thence along a curve to the left, having a radius of 850.00 feet, a central angle of $12^{\circ}02'18''$, and an arc length of 178.59 feet, the chord of said curve bearing South $84^{\circ}52'55''$ East a distance of 178.27 feet; Thence North $01^{\circ}55'46''$ West, a distance of 152.09 feet; Thence North $88^{\circ}04'14''$ East, a distance of 332.87 feet; Thence North $88^{\circ}04'14''$ East, a distance of 64.69 feet; Thence North $19^{\circ}33'21''$ East, a distance of 10.53 feet; Thence North $88^{\circ}24'44''$ East, a distance of 880.44 feet; Thence North $88^{\circ}24'44''$ East, a distance of 722.46 feet; Thence South $01^{\circ}42'32''$ East, a distance of 250.00 feet; Thence North $88^{\circ}24'44''$ East, a distance of 450.00 feet, to the POINT OF BEGINNING.

Said tract contains 4,563,019.70 square feet, or 104.7525 acres, more or less.

BACKGROUND:

The platting application was submitted by Josh Forrest to plat phase I of the Legacy Park Subdivision with phase I consisting of 104.7525 acres more or less. This Subdivision will allow for a mixed-use development of residential, multi-family and commercial space. The preliminary and final plat were approved with conditions by the Subdivision Review Committee on October 13, 2026. The phase I plat will subdivide 104.7525-acres for this development. The plat complies with the requirements of the subdivision regulations.

RECOMMENDED STAFF ACTION:

Recommend approval to City Council of the Preliminary and Final Plat.

Fiscal Impact

Attachments

Preliminary Plat

Final Plat

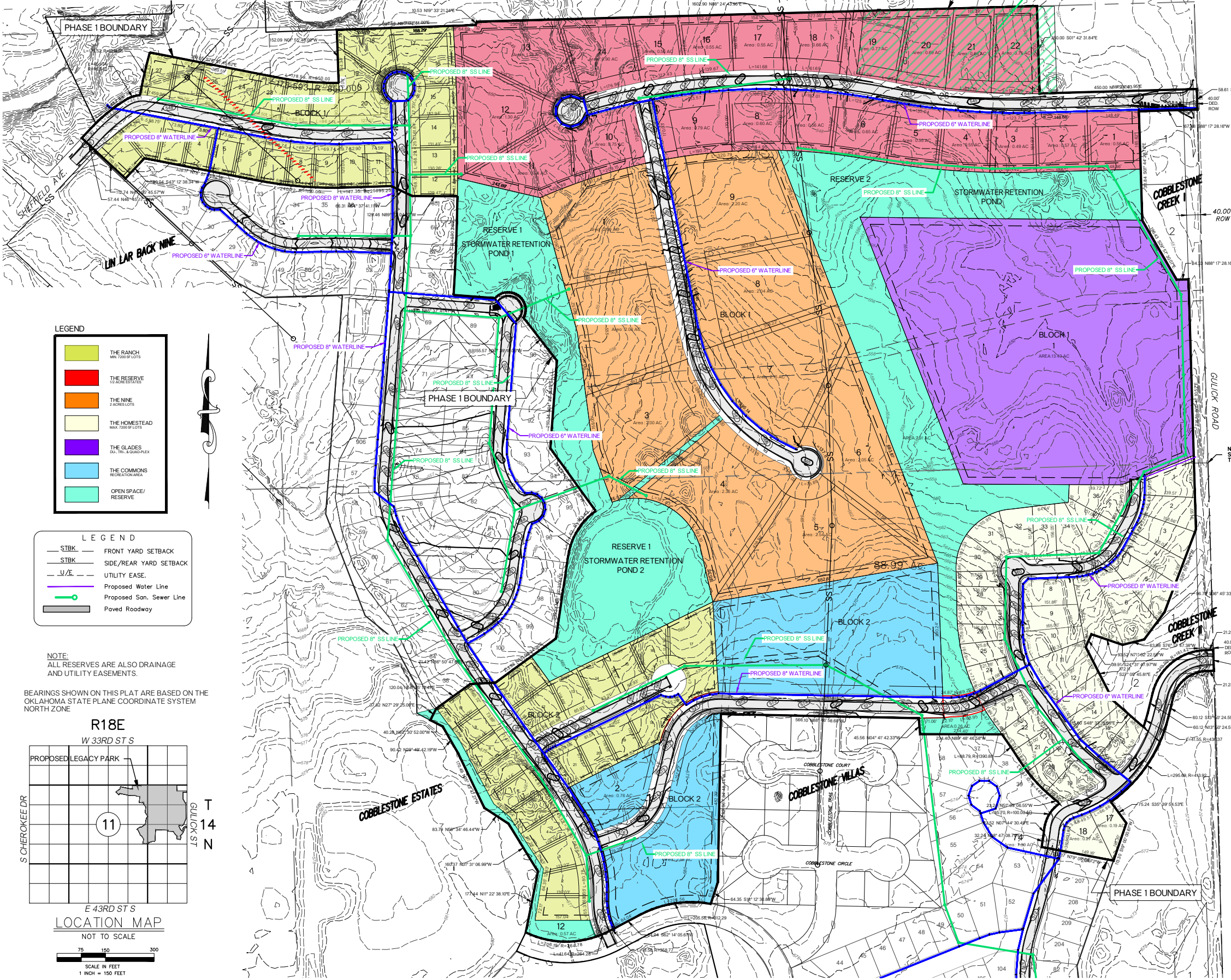
Staff Report

Zoning Map

FLUM

PRELIMINARY PLAT
of
LEGACY PARK
PLANNED UNIT DEVELOPMENT

AN ADDITION TO TOWN OF MUSKOGEE IN SECTION 11, T14N, R18E OF THE I.B.&M., MUSKOGEE
COUNTY, STATE OF OKLAHOMA. CONTAINING 104.5 ACRES, MORE OR LESS.



LEGEND

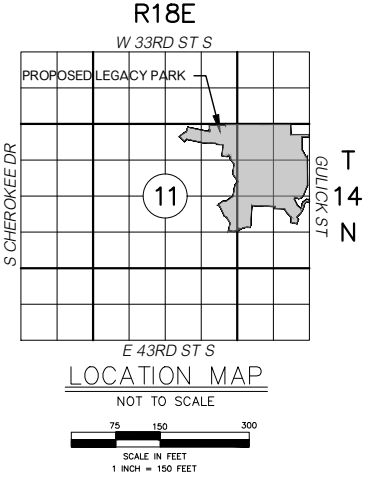
- THE RANCH (MAX. 200 SF LOTS)
- THE RESERVE (2 ACRES EASEMENT)
- THE NINE (2 ACRES EASEMENT)
- THE HOMESTEAD (MAX. 200 SF LOTS)
- THE GLADES (CU. TH. & QUAD-PLAN)
- THE COMMONS (RESERVATION AREA)
- OPEN SPACE/ RESERVE

LEGEND

- STBK FRONT YARD SETBACK
- STBK SIDE/REAR YARD SETBACK
- U/E UTILITY EASEMENT
- Proposed Water Line
- Proposed San. Sewer Line
- Paved Roadway

NOTE:
ALL RESERVES ARE ALSO DRAINAGE
AND UTILITY EASEMENTS.

BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE
OKLAHOMA STATE PLANE COORDINATE SYSTEM
NORTH ZONE



Owner's Certificate and Dedication

STATE OF OKLAHOMA)
COUNTY OF MUSKOGEE)

KNOW ALL MEN BY THESE PRESENTS, that We, (OWNERS), hereby certify that we are the Owner of the and the person or
persons having any right, title or interests to the following described tract of land, to-wit:

SEE SHEET 2 OF FINAL PLAT FOR LEGAL DESCRIPTION

We further certify that we have caused said tract of land to be platted into lots and blocks and have caused this plat to be made
of said tract showing accurate dimension of lots and streets. We hereby designate said tract of land as LEGACY PARK
PLANNED UNIT DEVELOPMENT and dedicate to public use all streets and utility easements as shown hereon.

(OWNER 1 NAME) (OWNER 2 NAME)

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared (OWNER 1) and
(OWNER 2) to me known to be the identical persons who executed the foregoing instrument and acknowledged to me that they
executed the same as their free and voluntary act and deed for the purpose set forth.

WITNESS my hand and seal this ____ day of ____, 2026.

Notary Public

My Commission expires: ____

CERTIFICATE OF SURVEY
KNOW ALL MEN BY THESE PRESENTS, that I, Charles Warren Chastain, a resident of the State of Oklahoma, do hereby
certify that I have carefully and accurately surveyed and platted into lots and blocks the above described property and that this
plat is a true and correct representation thereof, I further certify that this plat meets the minimum standards for the practice of
land surveying.

WITNESS my hand and seal this ____ day of ____, 2026.

Charles Warren Chastain, Land Surveyor (Lic. No. 1352)

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared (SURVEYOR) to me known
to be the identical person who executed the foregoing instrument and acknowledged to me that he executed the same as his
free and voluntary act and deed for the purpose therein set forth.

WITNESS my hand and seal this ____ day of ____, 2026.

Notary Public

My Commission expires: ____

TREASURER'S CERTIFICATE
I hereby certify that as to all real estate involved in the plat, all taxes have been paid for 2025 as reflected by the current tax roll
and that there are no taxes due for prior years, and security has been provided for 2026 taxes not as yet certified to me.

County Treasurer

CERTIFICATE OF COUNTY CLERK
This plat has been filed in the office of the County Clerk, Muskogee County, Oklahoma, this ____ day of ____, 2026.
Book ____, Page ____.

County Clerk

APPROVED: City of Muskogee

Date ____

Mayor

City Clerk

FLOOD CERTIFICATION
According to the U.S. Department of Housing & Urban Development Insurance Rate Map, Panel Number 40101C0255F,
Effective Date FEBRUARY 4, 2011 The subject property is located in Zone "X", Areas determined to be outside the 0.2% annual
chance floodplain.

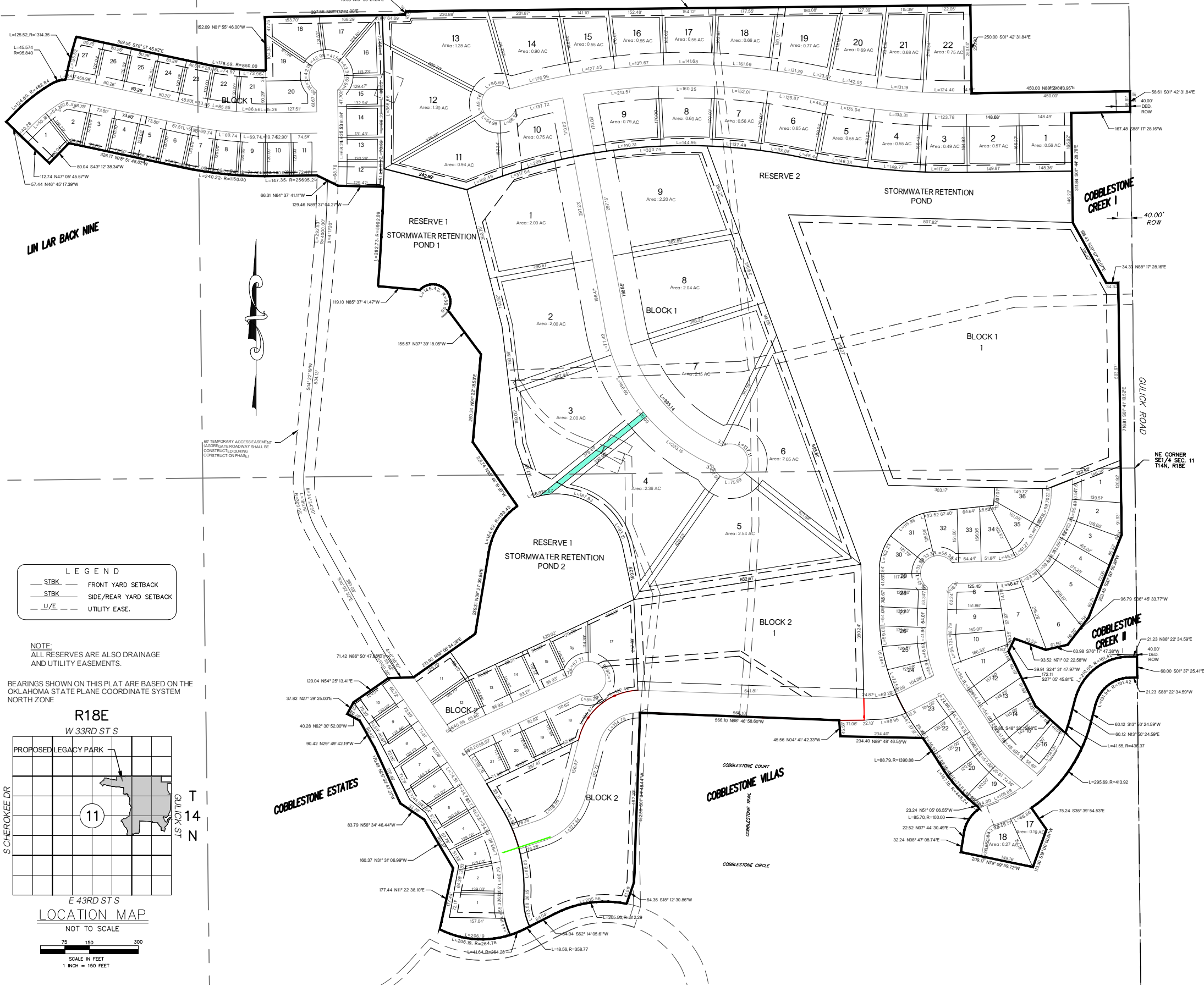
This plat is approved by the City of Muskogee to have Public Sanitary Sewer and Public Water Systems.

I, John Doe, hereby agree that no transfer of deed or building permits will be transacted until all streets and utility improvements
have been completed and accepted by the City of Muskogee or appropriate financial guarantee as required by Section 19-143.d
of the Subdivision regulations have been submitted and accepted.

(OWNER NAME HERE)

FINAL PLAT
of
LEGACY PARK
PLANNED UNIT DEVELOPMENT

AN ADDITION TO TOWN OF MUSKOGEE IN SECTION 11, T14N, R18E OF THE I.B.&M., MUSKOGEE
COUNTY, STATE OF OKLAHOMA. CONTAINING 104.5 ACRES, MORE OR LESS.



Owner's Certificate and Dedication

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SEE SHEET 2 OF FINAL PLAT FOR LEGAL DESCRIPTION

We further certify that we have caused said tract of land to be platted into lots and blocks and have caused this plat to be made of said tract showing accurate dimension of lots and streets. We hereby designate said tract of land as LEGACY PARK PLANNED UNIT DEVELOPMENT and dedicate to public use all streets and utility easements as shown hereon.

(OWNER 1 NAME)

(OWNER 2 NAME)

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared (OWNER 1) and (OWNER 2) to me known to be the identical persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purpose set forth.

WITNESS my hand and seal this ____ day of ____, 2026.

Notary Public

My Commission expires: ____

CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, that I, Charles Warren Chastain, a resident of the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and platted into lots and blocks the above described property and that this plat is a true and correct representation thereof, I further certify that this plat meets the minimum standards for the practice of land surveying.

WITNESS my hand and seal this ____ day of ____, 2026.

DRAFT
Charles Warren Chastain, Land Surveyor (Lic. No. 1352)

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared (SURVEYOR) to me known to be the identical person who executed the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the purpose set forth.

WITNESS my hand and seal this ____ day of ____, 2026.

Notary Public

My Commission expires: ____

TREASURER'S CERTIFICATE

I hereby certify that as to all real estate involved in the plat, all taxes have been paid for 2025 as reflected by the current tax roll and that there are no taxes due for prior years, and security has been provided for 2026 taxes not as yet certified to me.

County Treasurer

CERTIFICATE OF COUNTY CLERK

This plat has been filed in the office of the County Clerk, Muskogee County, Oklahoma, this ____ day of ____, 2026.
Book ____, Page ____.

County Clerk

APPROVED: City of Muskogee

Date

Mayor

City Clerk

FLOOD CERTIFICATION

According to the U.S. Department of Housing & Urban Development Insurance Rate Map, Panel Number 40101C0255F, Effective Date FEBRUARY 4, 2011 The subject property is located in Zone "X", Areas determined to be outside the 0.2% annual chance floodplain.

This plat is approved by the City of Muskogee to have Public Sanitary Sewer and Public Water Systems.

I, John Doe, hereby agree that no transfer of deed or building permits will be transacted until all streets and utility improvements have been completed and accepted by the City of Muskogee or appropriate financial guarantee as required by Section 19-143.d of the Subdivision regulations have been submitted and accepted.

(OWNER NAME HERE)



Holloway, Updike and Bellen, Inc.
818 EAST SIDE BOULEVARD - MUSKOGEE, OKLAHOMA (918) 682-7811
CA 219 EXPIRES 06-2027

LEGACY PARK
OCTOBER 2026
SHEET 1 OF 2

Planning & Community Development Staff Report

City of Muskogee Special Call Planning & Zoning Commission

October 20, 2026 @ 9:00 a.m.

City of Muskogee City Hall, 229 W Okmulgee Ave., 3rd Floor Council Chambers

Consider recommending approval to the City of Muskogee City Council of the Phase I Preliminary and Final Plat for Legacy Park or take other necessary action. (Sarah Winkle)

Planning Department Analysis

- Current Zoning & Use: Previously filed (PUD) Planned Unit Development – Vacant Land
- Proposed Zoning & Use: (PUD) Planned Unit Development – Mixed Use Residential, Multi-Family and Commercial
- Quarter Section, Range, Township: SE11-14-18
- Street Address: E. Smith Ferry Rd. and Gulick Street

Legal Description:

A tract of land situated in Section 11, Township 14 North, Range 18 East of the Indian Base and Meridian, City of Muskogee, Muskogee County, State of Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 11, being the intersection of the East line of said Section 11 with the North line of the South Half of the Northeast Quarter thereof; thence South 01°42'32"East, along said East line, a distance of 250.00 feet to the POINT OF BEGINNING; Thence South 01°42'32"East, a distance of 58.61 feet, along said East line; Thence South 88°17'28"West, a distance of 167.48 feet; Thence South 01°44'29"East, a distance of 165.62 feet; Thence South 01°44'29"East, a distance of 146.22 feet; Thence South 29°57'30"East, a distance of 196.43 feet; Thence North 88°17'28"East, a distance of 34.33 feet; Thence South 01°41'11"East, a distance of 716.81 feet; Thence South 20°50'50"West, a distance of 253.45 feet; Thence South 36°45'34"West, a distance of 96.79 feet; Thence South 76°17'47"West, a distance of 63.98 feet; Thence North 71°02'23"West, a distance of 93.52 feet; Thence South 24°31'48"West, a distance of 39.91 feet; Thence South 27°05'46"East, a distance of 172.11 feet; Thence South 48°33'16"East, a distance of 115.80 feet; Thence along a curve to the left, having a radius of 436.37 feet, a central angle of 05°27'19", and an arc length of 41.55 feet, the chord of said curve bearing North 16°56'11"East a distance of 41.53 feet; Thence

North 13°50'25"East, a distance of 60.12 feet; Thence along a curve to the right, having a radius of 161.42 feet, a central angle of 74°32'17", and an arc length of 210.00 feet, the chord of said curve bearing North 51°06'26"East a distance of 195.50 feet; Thence North 88°22'35"East, a distance of 21.23 feet; Thence South 01°37'25"East, a distance of 60.00 feet; Thence South 88°22'35"West, a distance of 21.23 feet; Thence along a curve to the left, having a radius of 101.42 feet, a central angle of 74°32'19", and an arc length of 131.94 feet, the chord of said curve bearing South 51°06'25"West a distance of 122.83 feet; Thence South 13°50'25"West, a distance of 60.12 feet; Thence along a curve to the right, having a radius of 413.92 feet, a central angle of 40°55'46", and an arc length of 295.69 feet, the chord of said curve bearing South 34°17'56"West a distance of 289.44 feet; Thence South 35°39'55"East, a distance of 75.24 feet; Thence South 19°00'01"West, a distance of 113.30 feet; Thence North 79°10'00"West, a distance of 209.17 feet; Thence North 08°47'09"East, a distance of 32.24 feet; Thence North 07°44'30"East, a distance of 22.52 feet; Thence along a curve to the right, having a radius of 100.00 feet, a central angle of 49°05'59", and an arc length of 85.70 feet, the chord of said curve bearing North 31°51'45"East a distance of 83.10 feet; Thence North 51°05'07"West, a distance of 23.24 feet; Thence along a curve to the right, having a radius of 448.24 feet, a central angle of 18°48'09", and an arc length of 147.10 feet, the chord of said curve bearing North 41°40'45"West a distance of 146.44 feet; Thence along a curve to the left, having a radius of 1,390.88 feet, a central angle of 03°39'27", and an arc length of 88.79 feet, the chord of said curve bearing North 34°06'07"West a distance of 88.77 feet; Thence North 89°48'47"West, a distance of 234.40 feet; Thence North 04°41'42"West, a distance of 45.56 feet; Thence North 88°46'59"West, a distance of 566.10 feet; Thence South 01°04'48"West, a distance of 482.39 feet; Thence South 18°13'58"West, a distance of 61.98 feet; Thence South 17°34'26"West, a distance of 2.37 feet; Thence along a curve to the left, having a radius of 312.29 feet, a central angle of 37°42'49", and an arc length of 205.56 feet, the chord of said curve bearing South 81°29'45"West a distance of 201.87 feet; Thence South 62°14'06"West, a distance of 84.04 feet; Thence along a curve to the right, having a radius of 358.77 feet, a central angle of 02°57'50", and an arc length of 18.56 feet, the chord of said curve bearing South 62°14'06"West a distance of 18.56 feet; Thence along a curve to the right, having a radius of 264.28 feet, a central angle of 09°01'36", and an arc length of 41.64 feet, the chord of said curve bearing South 66°44'23"West a distance of 41.59 feet; Thence along a curve to the right, having a radius of 264.78 feet, a central angle of 44°37'06", and an arc length of 206.19 feet, the chord of said curve bearing North 86°26'47"West a distance of 201.02 feet; Thence North 11°22'38"East, a distance of 177.44 feet; Thence North 31°31'07"West, a distance of 160.37 feet; Thence North 56°34'46"West, a distance of 83.79 feet; Thence North 25°33'47"West, a distance of 170.49 feet; Thence North 29°49'42"West, a distance of 90.42 feet; Thence North 62°30'52"West, a distance of 40.28 feet; Thence

North 27°29'25"East, a distance of 37.82 feet; Thence North 54°25'13"East, a distance of 120.04 feet; Thence North 86°50'48"East, a distance of 71.42 feet; Thence North 53°56'34"East, a distance of 126.70 feet; Thence North 53°56'34"East, a distance of 87.22 feet; Thence North 08°27'40"East, a distance of 239.31 feet; Thence along a curve to the right, having a radius of 193.43 feet, a central angle of 45°47'56", and an arc length of 154.62 feet, the chord of said curve bearing North 31°20'40"East a distance of 150.54 feet; Thence North 35°46'20"West, a distance of 221.74 feet; Thence North 04°22'19"East, a distance of 250.34 feet; Thence North 37°39'18"West, a distance of 155.57 feet; Thence along a curve to the left, having a radius of 50.00 feet, a central angle of 166°38'24", and an arc length of 145.42 feet, the chord of said curve bearing North 55°26'18"West a distance of 99.32 feet; Thence North 85°37'41"West, a distance of 119.10 feet; Thence along a curve to the left, having a radius of 5,902.09 feet, a central angle of 02°44'41", and an arc length of 282.73 feet, the chord of said curve bearing North 02°13'15"East a distance of 282.71 feet; Thence North 89°37'04"West, a distance of 129.46 feet; Thence North 64°37'41"West, a distance of 66.31 feet; Thence along a curve to the right, having a radius of 25,695.25 feet, a central angle of 00°19'43", and an arc length of 147.35 feet, the chord of said curve bearing South 88°09'10"West a distance of 147.35 feet; Thence along a curve to the right, having a radius of 1,150.00 feet, a central angle of 11°58'06", and an arc length of 240.22 feet, the chord of said curve bearing North 84°50'49"West a distance of 239.78 feet; Thence North 78°51'46"West, a distance of 326.17 feet; Thence South 43°12'38"West, a distance of 80.04 feet; Thence North 47°05'46"West, a distance of 112.74 feet; Thence North 46°45'17"West, a distance of 57.44 feet; Thence North 43°14'43"East, a distance of 40.30 feet; Thence along a curve to the right, having a radius of 482.84 feet, a central angle of 14°47'07", and an arc length of 124.60 feet, the chord of said curve bearing North 50°38'16"East a distance of 124.25 feet; Thence along a curve to the right, having a radius of 95.84 feet, a central angle of 27°14'43", and an arc length of 45.57 feet, the chord of said curve bearing North 71°12'20"East a distance of 45.15 feet; Thence along a curve to the right, having a radius of 1,314.35 feet, a central angle of 05°28'17", and an arc length of 125.52 feet, the chord of said curve bearing North 12°59'09"East a distance of 125.47 feet; Thence South 78°51'46"East, a distance of 369.55 feet; Thence along a curve to the left, having a radius of 850.00 feet, a central angle of 12°02'18", and an arc length of 178.59 feet, the chord of said curve bearing South 84°52'55"East a distance of 178.27 feet; Thence North 01°55'46"West, a distance of 152.09 feet; Thence North 88°04'14"East, a distance of 332.87 feet; Thence North 88°04'14"East, a distance of 64.69 feet; Thence North 19°33'21"East, a distance of 10.53 feet; Thence North 88°24'44"East, a distance of 880.44 feet; Thence North 88°24'44"East, a distance of 722.46 feet; Thence South 01°42'32"East, a distance of 250.00 feet; Thence North 88°24'44"East, a distance of 450.00 feet, to the POINT OF BEGINNING.

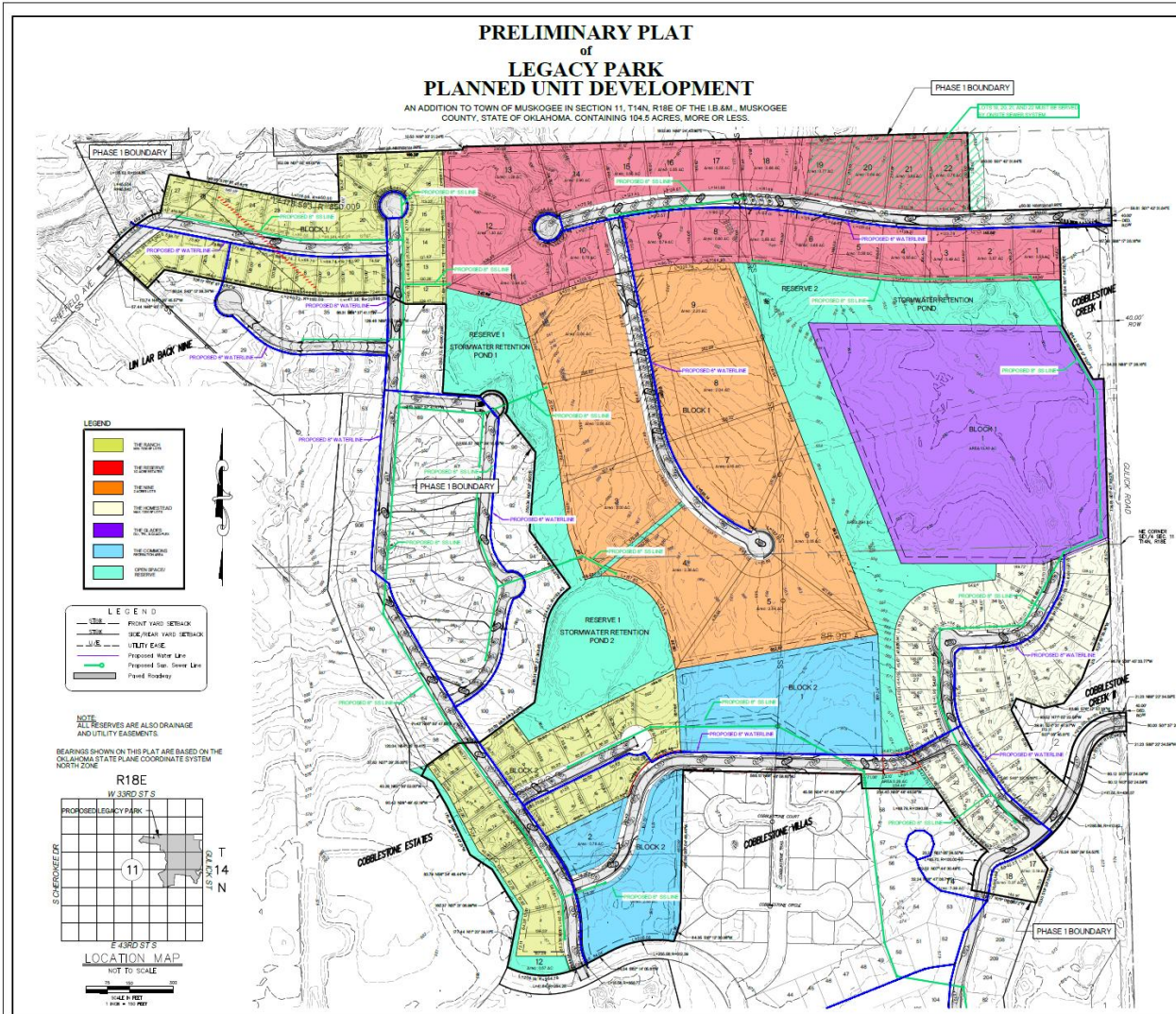
Said tract contains 4,563,019.70 square feet, or 104.7525 acres, more or less.

Discussion:

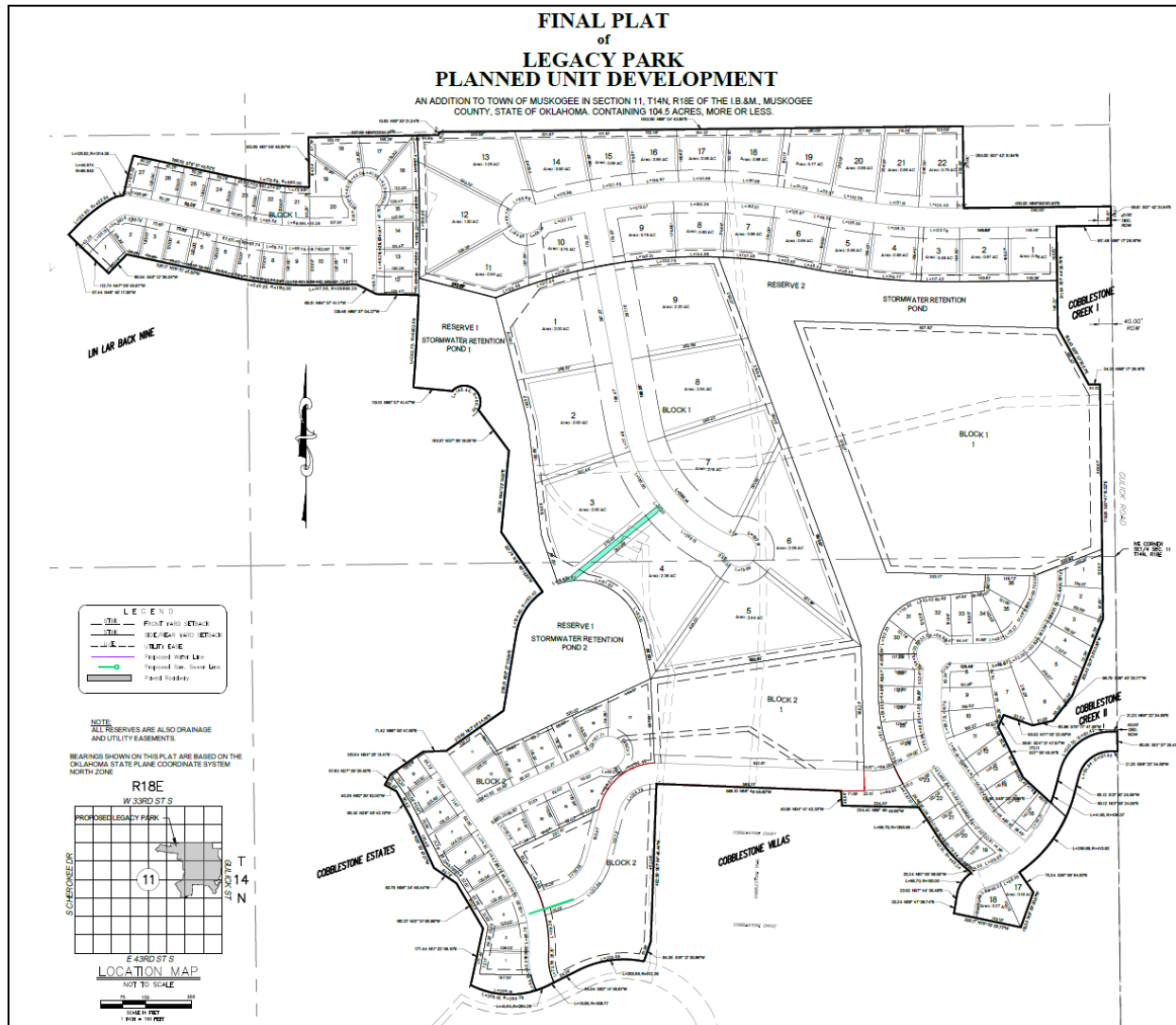
The platting application was submitted by Josh Forrest to plat phase I of the Legacy Park Subdivision with phase I consisting of 104.7525 acres more or less. This Subdivision will allow for a mixed-use development of residential, multi-family and commercial space. The preliminary and final plat were approved with conditions by the Subdivision Review Committee on October 13, 2026. The phase I plat will subdivide the 104.7525-acre tract for this development. The plat complies with the requirements of the subdivision regulations.

Recommendation: Recommend approval to City Council of the Preliminary and Final Plat.

Preliminary Plat of Phase I:

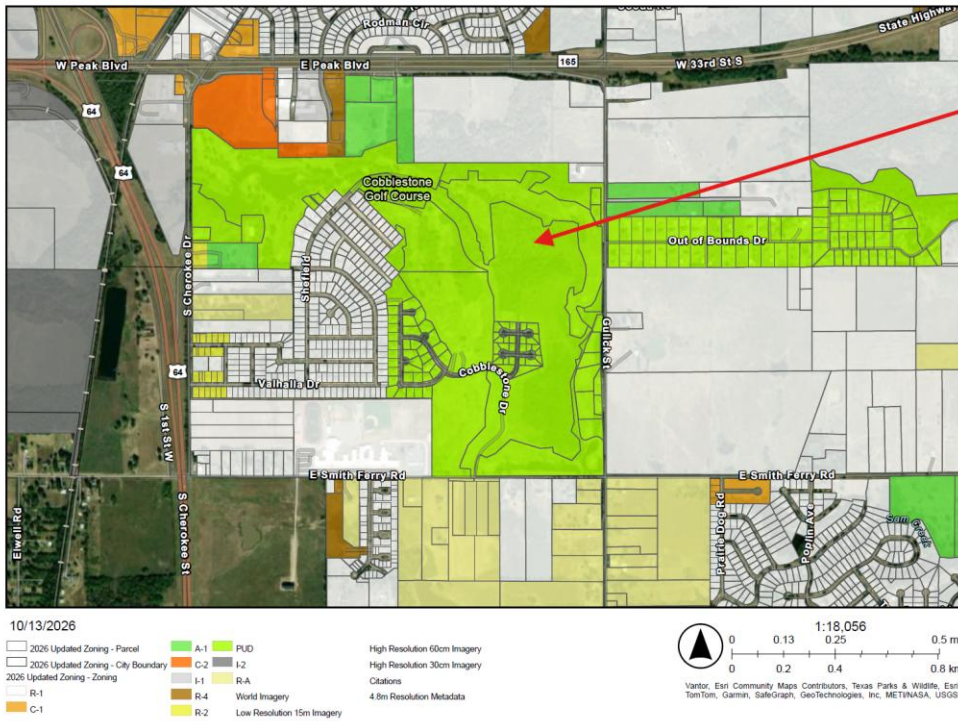


Final Plat of Phase I:



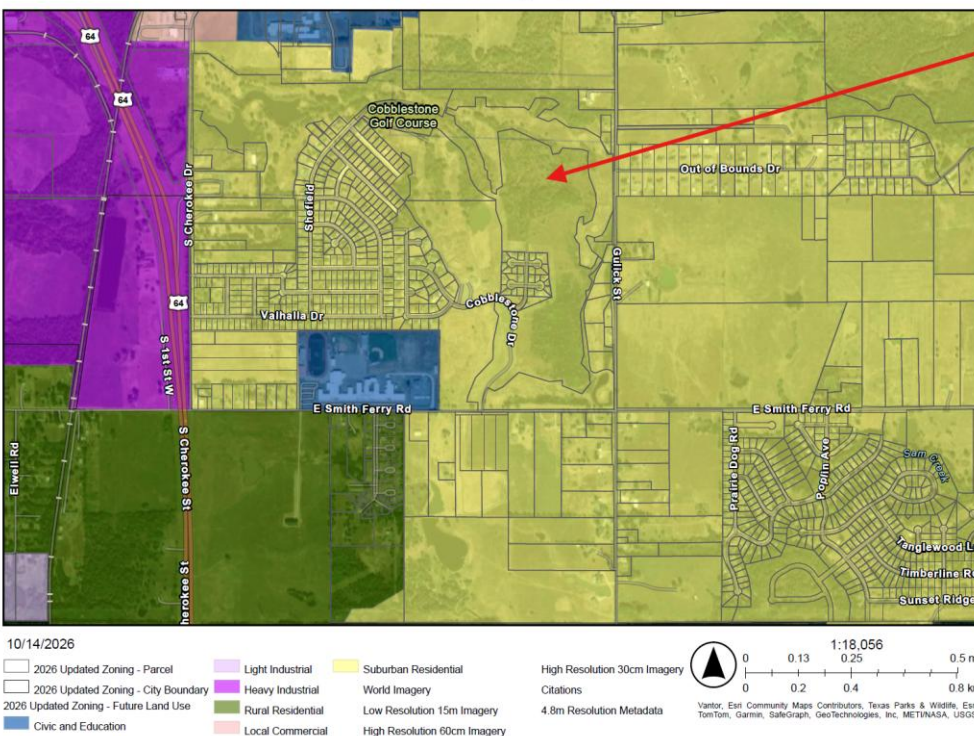
Zoning Map:

Legacy Park Zoning Map

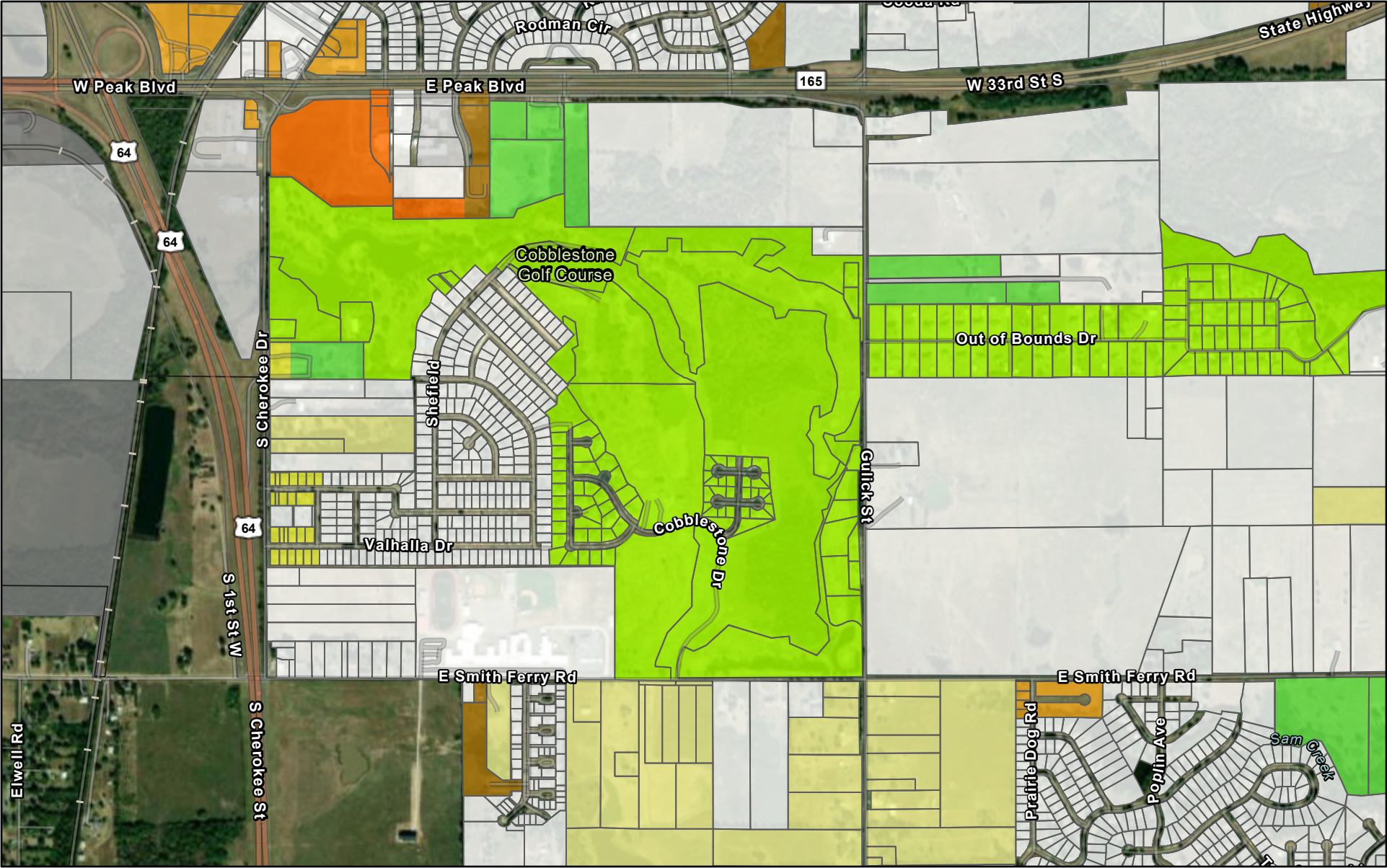


2045 FLUM:

2045 FLUM Legacy Park



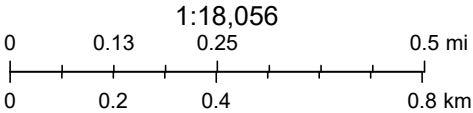
Legacy Park Zoning Map



10/13/2026

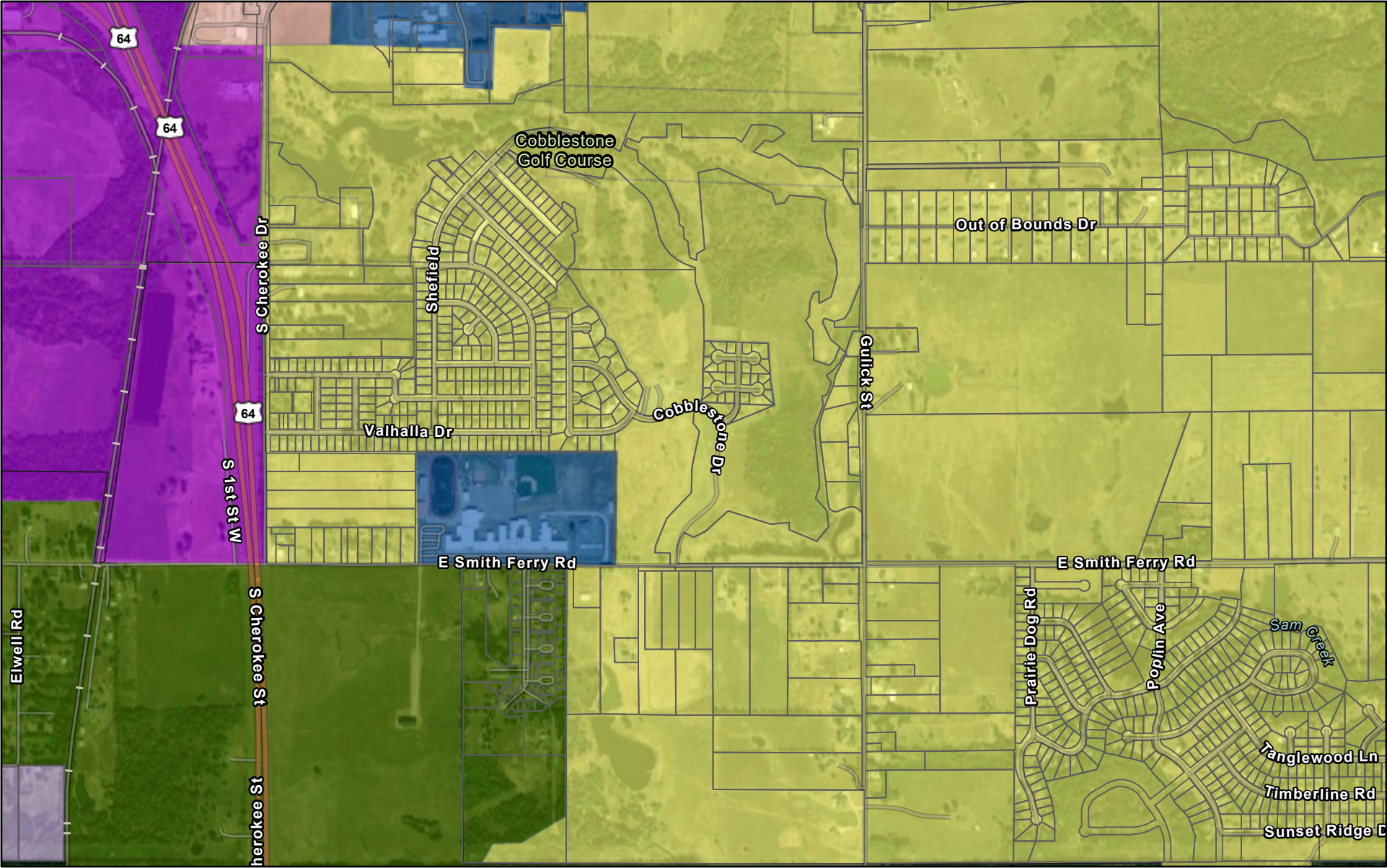
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| 2026 Updated Zoning - Zoning | | |
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| | | World Imagery |
| | | Low Resolution 15m Imagery |

High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
4.8m Resolution Metadata



Vantor, Esri Community Maps Contributors, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

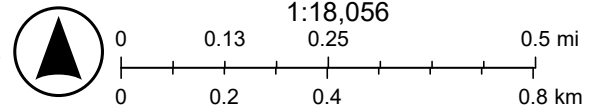
2045 FLUM Legacy Park



10/14/2026

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High Resolution 30cm Imagery
Citations
4.8m Resolution Metadata



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