



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Bradshaw Farms, Ph. 2A
Final Plat
Map - 072
Parcel - 066.00

Request: Ragan Smith, on behalf of the owner and developer, requests final plat approval for Phase 2A of the Bradshaw Farms residential PUD in District 3, consisting of 15 single family lots, one open space and private right-of-way. This plat will subdivide lot 900 into the proposed 15 single family lots.

Analysis: Bradshaw Farms is located east of Jackson Hills; the communities connect via Vanner Road. The PUD was established 2022 (via ord. #2022-37). The zoning is RS-15 PUD. Phase 2A consists of 15 single family lots (of 533 total for the PUD), one open space lot, and right-of-way. This is due in part to lot 900 being subdivided to create the 15 lots proposed. The total area being platted in this phase is 2.67 acres; 0.11 acres of open space, 0.32 acres of private R-O-W, 2.24 acres in residential lots. The lots included in this phase are 547-561, along with lot 22 for open space.

Setbacks are consistent with previous approvals (20'f, 6's. and 20'r). Six-foot-wide sidewalk is shown on both sides of the streets. The critical lots have been identified. Addresses have been provided.

Summary: The applicant has addressed most of the comments from open tech review and those located in the final plat checklist. Any outstanding items are addressed in the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Bradshaw Farms Phase 2A, subject to the following conditions:

Planning & Zoning:

1. All conditions of ordinance 2022-37 shall be adhered to.

Engineering:

1. General note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the final plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.

WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.