

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: July 13, 2026

FROM: Steven Russell, Senior Civil Engineer

SUBJECT: Development Agreement for Eagles Landing Subdivision, Case #250377

INTRODUCTION:

The Board of Mayor and Aldermen (BMA) are being asked to approve a Residential Development Agreement for Eagles Landing Subdivision, totaling 7 lots on 2.02 acres (Exhibit 1)

BACKGROUND:

- The development is located on the south side of South Rowlett Street and west of Hardwick Street. (Exhibit 2)
- The property was rezoned from R-1: Low-Density Residential to TN: Traditional Neighborhood in 2022
- The Planning Commission approved the Preliminary Subdivision Plat on February 5, 2026. (Exhibit 3)

DISCUSSION:

Sanitary Sewer: The sewer will flow to the north in an 8" public sewer main. This main will tie to an existing sewer manhole in South Rowlett Street. Sewer capacity for the existing sewer system in this area has been increased through improvements made by Public Utilities to address inflow and infiltration (I&I). Public Utilities will also be installing approximately 200 broken or missing clean-outs which will significantly reduce I&I. The draft hydraulic report does not recommend any improvements to the existing sewer system by this development.

Water: An 8" public water main will be installed. It will connect to an existing 6" water main in South Rowlett. Public Utilities has verified there is adequate water pressure for this development.

Grading & Drainage: The post-development drainage patterns will remain unchanged from pre-development conditions. Most of the off-site drainage will be routed through the site via a public drainage system. The stormwater from the developed lots will be graded to flow to Eagles Landing Cove. The stormwater will then flow to the north and into the public drainage system which flows to a detention pond. From there, it will flow to the existing drainage pipe in South Rowlett. The Homeowner's Association will maintain the detention pond.

Street and Sidewalk Improvements: Eagles Landing Cove will be constructed as a standard local street with a 50' right-of-way. It will be 30' from face of curb to face of curb. Due to the length of this dead-end street, a turnaround is required. The developer is proposing a private turnaround between lots 5 & 6. This will be constructed to meet Fire and Public Service requirements. The Homeowner's Association will be responsible for the maintenance of the turnaround. This turnaround shall also serve as a portion of the driveway for lots 5 & 6.

Sidewalk will be installed along the east side of Eagles Landing Cove. The developer is requesting a

waiver for the required sidewalk along the west side. (Exhibit 4) Waivers for any improvements can only be granted by the Board of Mayor and Aldermen (BMA).

Street Lights: Standard MLGW Concrete Cobra Head Street Lights will be installed.

Fees: The following fees have been calculated and must be paid prior to the start of construction.

Development Agreement Preparation Fee	\$550.00
Water Development Fee	\$4,500.00
Sewer Development Fee	\$17,900.00
Street Light Maintenance Cost	\$10,000.00
Sign Permit	\$65.00
Parkland Dedication Fee	\$6,615.00
Building Development Privilege Tax	\$1,500.00
Construction Inspection Fee	\$2,175.00
Stormwater Review and Inspection Fee	\$800.00
Total	\$44,105.00

STAFF RECOMMENDATION: Staff recommends approval of the Residential Development Agreement for Eagles Landing Subdivision along with the sidewalk waiver on the west side of Eagles Landing Cove based on the following factors:

- Churches, parks or schools are not within close walking distance (1,500') of the subject property
- A similar sidewalk waiver was granted in Magnolia Square to the east
- Omitting sidewalk on the west side of Eagles Landing Cove allows additional room for the installation of the street trees
- Development of residential lots on the west side of Eagles Landing Code is unattainable

BUDGET IMPACT:

There is no budget impact.

ATTACHMENTS:

[Exhibit 1 - Development Agreement.pdf](#)

[Exhibit 2 - Vicinity Map.pdf](#)

[Exhibit 3 - Preliminary Plat.pdf](#)

[Exhibit 4 - Cover Letter.pdf](#)

PROPOSED MOTION:

To approve the Residential Development Agreement for Eagles Landing Subdivision subject to any waivers approved by the Board of Mayor and Aldermen.

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						