

## Planning Commission Agenda Item for June 18, 2013

Case Number 13.012SFP: Final Plat – Lakeland Hills Subdivision, Phase IV

Applicant/Owner: Capital Land Development, LLC  
Bombay Land Company, Inc.

Agent: PCA Engineering, Inc.

### Summary:

The applicants are seeking Final Plat approval to create Lakeland Hills Subdivision, Phase IV, by adjusting the lot lines of two (2) existing lots in two (2) different subdivisions for the purpose of future development.

### Background:

The 3.16 acre property is located on the northeast corner of Gurley Avenue and Warlow Drive. There is an approved residential subdivision that is being developed which surrounds the property. Burlington Lake is to the west and Energy Park lies to the south.

The tracts shown on the plat are made up of Lot 1 of the Lakeland Hills Commercial Subdivision and Tract C of Lakeland Hills Subdivision, Phase No. 3. Tract 1 is being proposed as 1.57 acres and Tract 2 will be 1.59 acres in size. There is a concurrent re-zoning request which affects this property. The re-zoning request is being carried out in order to prevent split zoning from showing up on both tracts which are shown on the plat. Lot 1 of the Lakeland Hills Commercial Subdivision is presently zoned C-P, Neighborhood Planned Commercial Zoning District, while the remainder of the Subdivision is zoned C-1, General Commercial. The City Subdivision Regulations do not allow for a minor subdivision to have split zoning on the affected property. Once the re-zoning has been approved the Final Plat may proceed to City Council for review and approval.

### Planning Requirements:

1. A note shall appear on the plat which states that the plat is for ownership purposes and all improvements are the responsibility of the developer at the time of development.
2. The City shall review and approve all proposed development prior to any building/zoning permits being issued for the property.
3. Service line easements shall be recorded if applicable at the time of development.
4. Appropriate corporate documentation for Capital Land Development, LLC and Bombay Land Company, Inc. shall be submitted prior to recording the Final Plat.
5. If necessary, a Consent to Subdivide document shall be submitted prior to recording the Final Plat.

Staff Recommendation:

Staff recommends approval of the Final Plat for the Resubdivision of Lot 1 of Lakeland Hills Commercial Subdivision and Tract C of Lakeland Hills Subdivision which will be known as Lakeland Hills Subdivision, Phase IV.

*This case is tentatively scheduled for review by the City Council on July 1, 2013 in the City Council Chambers at 7:00 p.m.*

Save: 13.012SFP Case Sheet

Attachments: Vicinity and Aerial Map, Additional Map, Plat Map

Case Management: Michael Surface