

Planning Commission Agenda Item for May 13, 2014

Case Number 14.005SFP: Final Plat for the Resubdivision of Lot 2A, Lot 2B, Lot 3A, Lot 3B, Lot 4A, Lot 4B, Lot 5A and Lot 5B, Block 1, Castle Heights Estates Subdivision, Phase 1

Applicant/Owner: Castle Group, LLC

Agent: Bruce Engineering, Inc.

Summary:

The applicant is seeking Final Plat approval to subdivide eight (8) lots into four (4) lots for the purpose of future residential development. The four (4) new lots will be Lots 2C, 3C, 4C and 5C, Block 1, Castle Heights Estates Subdivision, Phase 1.

Background:

Castle Heights Estates Subdivision is located immediately north of Lakeway Road and east of Burma Road. The proposed lots will have access via Moonlight Drive to Lakeway Road. The property has a zoning designation of R-2, Single and Two Family Residential. The owner desires to create single family lots from existing duplex lots. The proposed lots are larger than the minimum requirement of 6,000 square feet and range in size from 16,800 square feet to 21,190 square feet.

The proposed subdivision already has all public improvements, including paved streets, sidewalks, water and sanitary sewer. The owner will need to remove unused services since the amount of lots in the subdivision will be reduced.

Planning Requirements:

1. A Title Report shall be submitted prior to recording the plat and a Consent to Subdivide document shall be provided if necessary.
2. Adhere to notes about the plat from the County Assessor's Office, the County Clerk, City GIS and City Planning.
3. All unused services are to be removed prior to recording the plat either through a Recorded or Unrecorded Plat Agreement.
4. Relocate electrical, gas, cable or any other utility equipment or services as necessary. The relocation of the subdivision improvements shall be by a Recorded or Unrecorded Plat Agreement.
5. Relocate and show on the plat all new Utility Easements due to utility equipment or services relocation.

Staff Recommendation:

Staff recommends approval of the Final Plat for the Resubdivision of Lot 2A, Lot 2B, Lot 3A, Lot 3B, Lot 4A, Lot 4B, Lot 5A and Lot 5B, Block 1, Castle Heights Estates Subdivision, Phase 1, subject to all Planning requirements.

This case is tentatively scheduled for review by the City Council on May 20, 2014 in the City Council Chambers at 7:00 p.m.

Save: 14.005SFP Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map

Case Manager: Michael Surface, AICP

ePlans: 14.005