

Planning Commission Agenda Item for June 10, 2014

Case Number 14.028SFP: Final Plat for the Resubdivision of Lots 4, 5, 6, 7A, 7B, 8A, 8B, 9A, 9B, 10A and 10B, Block 2, 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 eleven (11) lots into five (5) lots for the purpose of future residential development. The new lots will be Lots 4A, 5A, 6B, 8C, and 8D, Block 2, 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 Jordan Drive and 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 19,907 square feet to 28,989 square feet.

The proposed subdivision is linked to the vacation of Jordan Court, which the Planning Commission recommended approval at the May 27, 2014 meeting. City Council approved the vacate request on first reading of the Ordinance on June 3, 2014. It is necessary for the vacation request to be approved prior to approval of the proposed subdivision.

The proposed subdivision public improvements will require the removal of Jordan Court and the rerouting and installation of new electric, water and sewer services. The owner will also need to remove existing unused services since the amount of lots in the subdivision will be reduced, as well as be reconfigured.

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 and infrastructure are to be removed prior to recording the plat either through a Recorded or Unrecorded Plat Agreement.
4. Relocate water, sanitary sewer, electrical, 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.
6. A Permit to Construct shall be issued one week prior to the Final Plat being reviewed by City Council.
7. No access for any lot shall be provided along Lakeway Road. This shall be shown as a note on the plat.

Staff Recommendation:

Staff recommends approval of the Final Plat for the Resubdivision of Lots 4, 5, 6, 7A, 7B, 8A, 8B, 9A, 9B, 10A and 10B, Block 2, Castle Heights Estates Subdivision, Phase 1, subject to all Planning requirements.

This case is tentatively scheduled for review by City Council on July 1, 2014 at 7:00 p.m. in the City Council Chambers.

Save: 14.028SFP Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map

Case Manager: Michael Surface, AICP

ePlans: 14.028