

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



September 4, 2014

RP14-10: proposed Replat of Lots 1 thru 3 in Block 2 of Phase 4A, and Lot 1 in Block 4 of Phase 4B in Austin's Estates Subdivision, and 6.238 acres of land in John Austin Survey, A-2 (proposed Austin's Estates Subdivision – Phase 5A)

SIZE AND LOCATION: 19.140 acres of land adjoining the southeast side of Austin's Estates Drive between Thornberry Drive and Austin's Landing

EXISTING LAND USE: vacant

ZONING: Residential District – 7000 (RD-7)

APPLICANT(S): Grant Carrabba

AGENT: Michael G. Hester, P.E.

STAFF CONTACT: Randy Haynes, Senior Planner



BACKGROUND:

The applicant is proposing to reconfigure four existing lots (Lots 1-3 in Block 2 of Phase 4A and Lot 1 in Block 4 of Phase 4B of the Austin's Estates Subdivision) and 6.238 acres of unplatted acreage into a total of nine lots on 19.140 acres of land in proposed Phase 5A of Austin's Estates Subdivision. The subject

property is currently zoned Residential District – 7000 (RD-7). Parkland dedication and development fees are required for the five new lots. A new 70-foot wide public right-of-way, Acre Cove Court, along with a drainage easement through Lot 3 and a sanitary sewer easement through Lots 3 and 6 will be dedicated in conjunction with this replat.

RECOMMENDATION:

The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.