



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 18, 2020

Re: Arbor Pointe Right of Way and Easement Vacations (Case #103-2020)

## Executive Summary

Approval of this request will vacate four previously dedicated right of way stubs along the west side of Arbor Pointe Parkway north of Alpha Hart Lewis Elementary School that were shown as part of Plats 2 and 3 of the Villages at Arbor Pointe subdivision. Additionally, approval will vacate the corresponding 10-foot utility easement surrounding each right of way stub. The proposed vacations are sought to facilitate the final platting of the subject acreage with a new roadway and lot layout that matches the approved 2019 preliminary plat for the property.

## Discussion

A Civil Group (agent), on behalf of Lifestyle Development, Inc. (owner), seeks the vacation of public rights-of-way (ROW) stubs and utility easements previously dedicated as part of the Villages of Arbor Pointe Plat 2 (2006) and the Villages of Arbor Pointe Plat 3 (2007). The site is located west of Arbor Pointe Parkway, between Waco Road and Flatwater Drive. This area was originally part of the 131-acre preliminary plat known as The Villages at Arbor Pointe, Phase 2, approved in 2006.

Following subdivision actions to facilitate development of the Alpha Hart Lewis Elementary School (2007) and the Arbor Pointe subdivision pool (2016), a new preliminary plat known as The Villages of Arbor Pointe Phase 4 Preliminary Plat was approved (2019) for the subject 33.8 acres. The R-1 zoned land is proposed to be improved with a total of 133 residential and common lots.

As a part of the preliminary plat approval process, the now requested easement and right of way stub vacations were acknowledged as a pre-condition to the recording of a future final plat to facilitate the creation of the lots shown on the preliminary plat. A 48-lot final plat that incorporates approximately 1/2 (~15 of 34 acres) of the preliminary plat area is presently under review and will be introduced at a future Council meeting.

The final plat under review as well as future final plat(s) will dedicate the respective portions of the roadway network to serve the 133 lots as well as the required 10-foot utility easements adjacent to each roadway. These dedications will ensure that sufficient roadway and utility connectivity is retained within the subject acreage to support the lots as well as utility network needs.

The requested right of way and easement vacations have been reviewed by appropriate staff and complies with the UDC. Staff recommends approval of the vacation requests.



Locator maps, vacation descriptions and exhibits, and the Villages at Arbor Pointe Phase 4 Preliminary Plat (2019) are attached for review.

## Fiscal Impact

Short-Term Impact: None. Replacement right of way and utility easements will be recorded with new final plats.

Long-Term Impact: None.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
06/03/2019	A resolution approving the preliminary plat for the Villages at Arbor Pointe Phase 4 (Res. #86-19).

## Suggested Council Action

Approve the requested right of way and easement vacations.