



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 2, 2021

Re: Eastwood Hills, Plat No. 2 – Final Plat (Case # 186-2021)

Executive Summary

Approval of this request will result in the creation of a 1-lot final plat to be known as *Eastwood Hills, Plat No. 2*.

Discussion

A request by Crockett Engineering Consultants, LLC (agent), on behalf of CJCA Development, Inc. (owner), to replat six lots and parts of two lots to be known as “Eastwood Hills, Plat No. 2”. The 3.29-acre site is located on the southeast corner of the intersection of Business Loop 70 and Eastland Circle and is commonly addressed 2518 E Business Loop 70.

The subject site is zoned M-C (Mixed-Use Corridor) and is presently improved with five motel-related structures previously known as the Eastwood Motel which is currently not in operation. One structure is located within the required 20’ side yard to the east. Should the site be redeveloped, this non-conformity may not be expanded and new development shall be required to be built to the 20’ setback at this location per Section 29-6.5(b)(1)(i). This platting action would resolve a non-conformity relating to structures over lot lines by consolidating lots and would not create any new non-conformities with respect to the M-C zoning standards.

The site takes access from Business Loop 70 to the north and Eastland Circle to the west. Both roads have sufficient right of way and do not require additional dedications. Sidewalks exist to the north but redevelopment will require that sidewalks be constructed on Eastland Circle. Standard 10’ utility easements are being dedicated along both roadway frontages. The site is served by all city utilities and requires no public utility infrastructure expansion at this time. It should be noted that there is an abandoned private gas line traversing the site that may be subject to a blanket easement. Potential vacation of the easement prior to site redevelopment, given it covers a private utility, would not require Council approval.

The Planning and Zoning Commission considered this request at its July 8, 2021 meeting. Staff presented its report and noted that technical corrections were resolved and the presented plat was compliant with the UDC. Staff forwarded a letter of support received that day from a neighbor. The Commission inquired about drainage, significant trees, and neighborhood protections. Following additional discussion, the Commission made a motion to approve the final plat (9-0).

The Planning and Zoning Commission staff report, locator maps, final plat, minute excerpts, significant tree inventory, and public correspondence are attached for review.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Possible impacts could be public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the final plat of *Eastwood Hills, Plat No. 2*.