

**Turtle Creek Village Phase 8 - Replat
FINAL PLAT FP1605-003**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the Replat for Turtle Creek Village Phase Eight

ZONING AT TIME OF APPLICATION: Turtle Creek Village PUD No. 47

DESCRIPTION: 10.93 acres out of the P.A. Holder Survey No. 9, Abstract No. 297

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: single family - Turtle Creek Village PUD No. 47
 South: single family - Turtle Creek Village PUD No. 47
 East: single family - Turtle Creek Village PUD No. 47
 West: open space - Turtle Creek Village PUD No. 47

PROPOSED LAND USE: single family attached condominiums

<u>PROPOSED LAND USE TYPE</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	9.82
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	1.11
Parkland:	0	0.00
Other:	0	0.00

TOTALS: **2** **10.93**

Owner:
 Continental Homes of Texas, LP
 Kevin Pape
 10700 Pecan Park Blvd., Ste. 400
 Austin, TX 78750

Agent
 Gray Engineering, Inc.
 Steven J. Bertke, P.E.
 8834 N. Capital of TX Hwy., Ste. 140
 Austin, TX 78759

Turtle Creek Village Phase 8 - Replat
FINAL PLAT FP1605-003

HISTORY: The Planning and Zoning Commission approved the preliminary plat for Turtle Creek Village on August 11, 2004 and the final plat for Phase 8 on September 15, 2004. A portion of the final plat was amended in 2005.

DATE OF REVIEW: June 15, 2016

LOCATION: Westside of S. A.W. Grimes at Logan Dr.

STAFF REVIEW AND ANALYSIS:

This replat makes changes to Lot 4, Block Q of the final plat recorded on December 21, 2004. The changes include the addition of right-of-way for a future extension of Logan Drive, a hike and bike trail easement and the inclusion of adjacent property previously owned by the City. The City Council approved a resolution authorizing a contract to purchase right-of-way from Heritage Springs Homes for the future extension of Logan Drive on June 9, 2016. The inclusion of the Logan Drive right-of-way creates two lots, replacing the single lot previously platted. The purpose of this plat is to resubdivide all or part of a recorded plat, without the vacation of the preceding plat. A public hearing is required with the consideration of a replat.

General Plan and Zoning: The General Plan designates the property as residential and open space. It is zoned as PUD (Planned Unit Development) Map 47, Turtle Creek Village. This portion of the property is designated for single family attached residential.

Traffic, Access and Roads: The inclusion of Logan Drive right-of-way is to accommodate a potential connection of Logan Drive to the west with the intersection of Logan Drive and A.W. Grimes Boulevard on the east side of the tract. In order to make this connection, a bridge will be required to cross the creek on the west side of the property.

Additional Considerations: An emergency access road is located on the City property to the west of the tract, providing gated access to Phase Four, Section B of Turtle Creek Village. The road connects Logan Drive in the Greenslope subdivision to Heritage Springs Trail in Turtle Creek Village. Its purpose is to provide a second point of access for the homes located in Turtle Creek Village. This emergency access road is not part of the replat and will not be affected by it.

RECOMMENDED MOTION:

The applicant has requested that action on this item be postponed until the July 20, 2016 meeting.



Subject Tract
10.93 ac.

Logan Dr

S AW Grimes Blvd