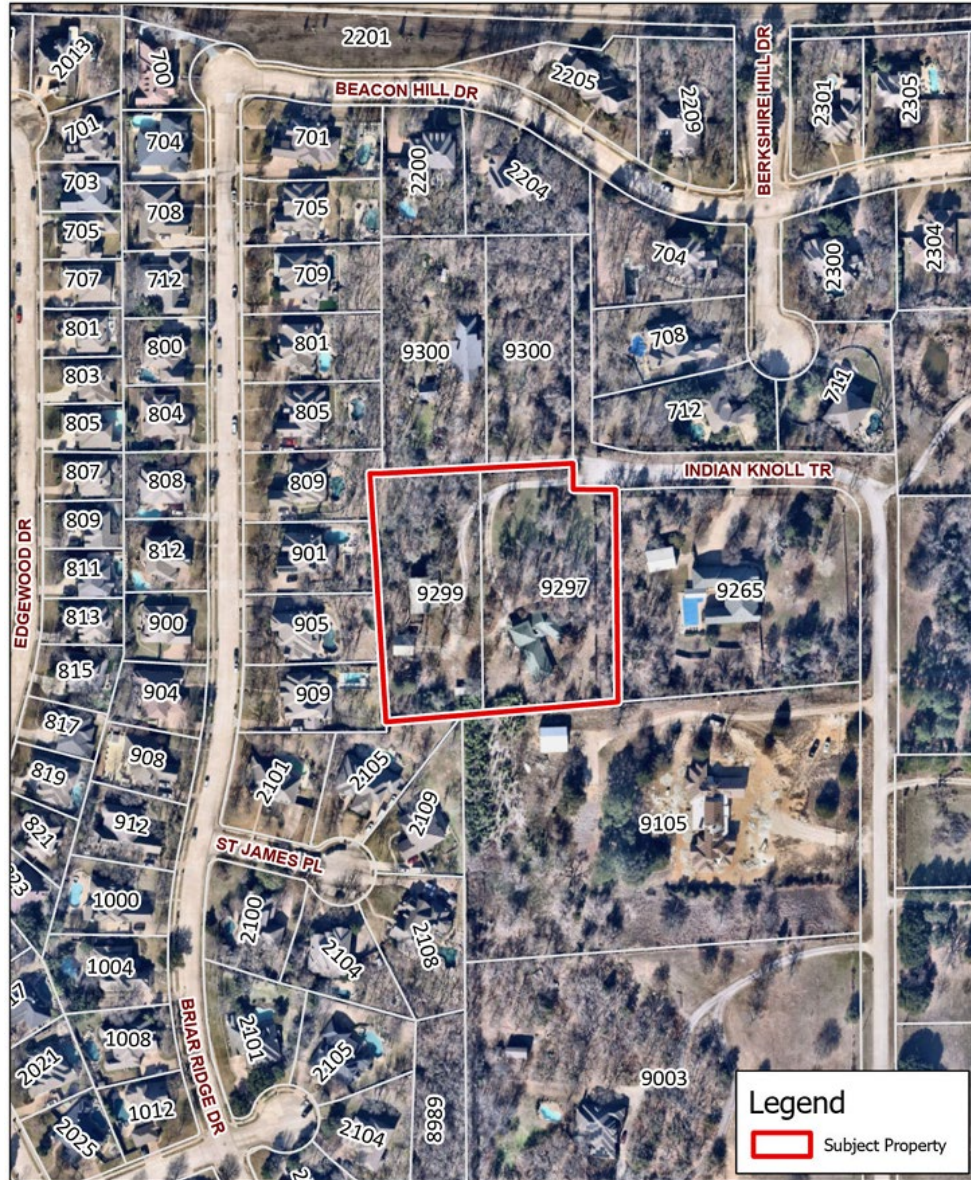


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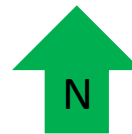
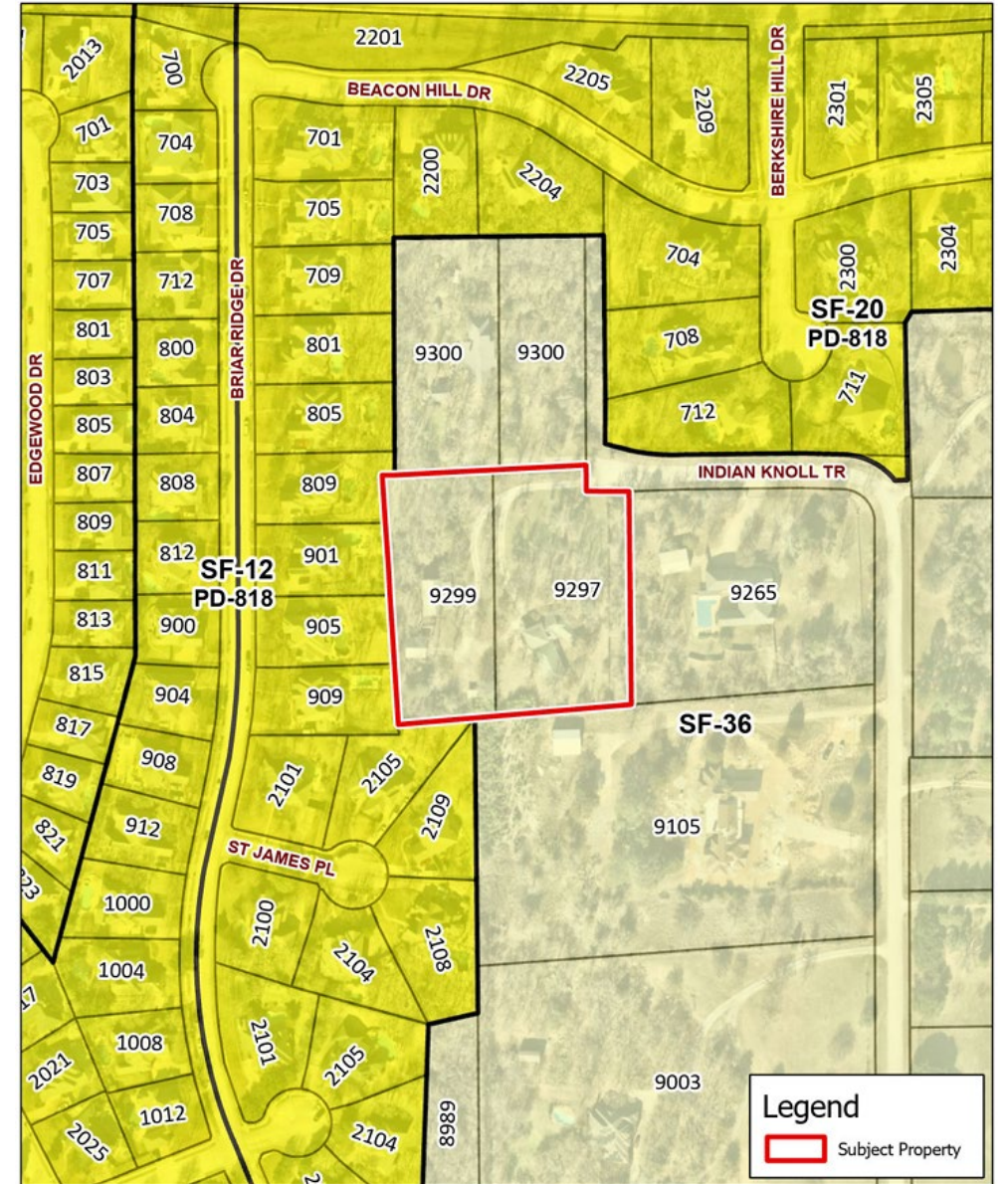
Consider a resolution approving a Final Plat for Lot 1R of the Burbine Addition subdivision, being 2.448 acres, located approximately 3,500 feet north of the intersection of Indian Knoll Trail and Shady Grove Road, being a replat of Lots 1-A and 1-B, of the Burbine Addition subdivision, zoned Single-Family 36,000 minimum square-foot lots (SF-36), and addressed 9297 and 9299 Indian Knoll Trail. Curtis Young, Applicant. Susan Quinn, Owner. (PLAT-2605-0008)

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Aerial Map



Zoning Map

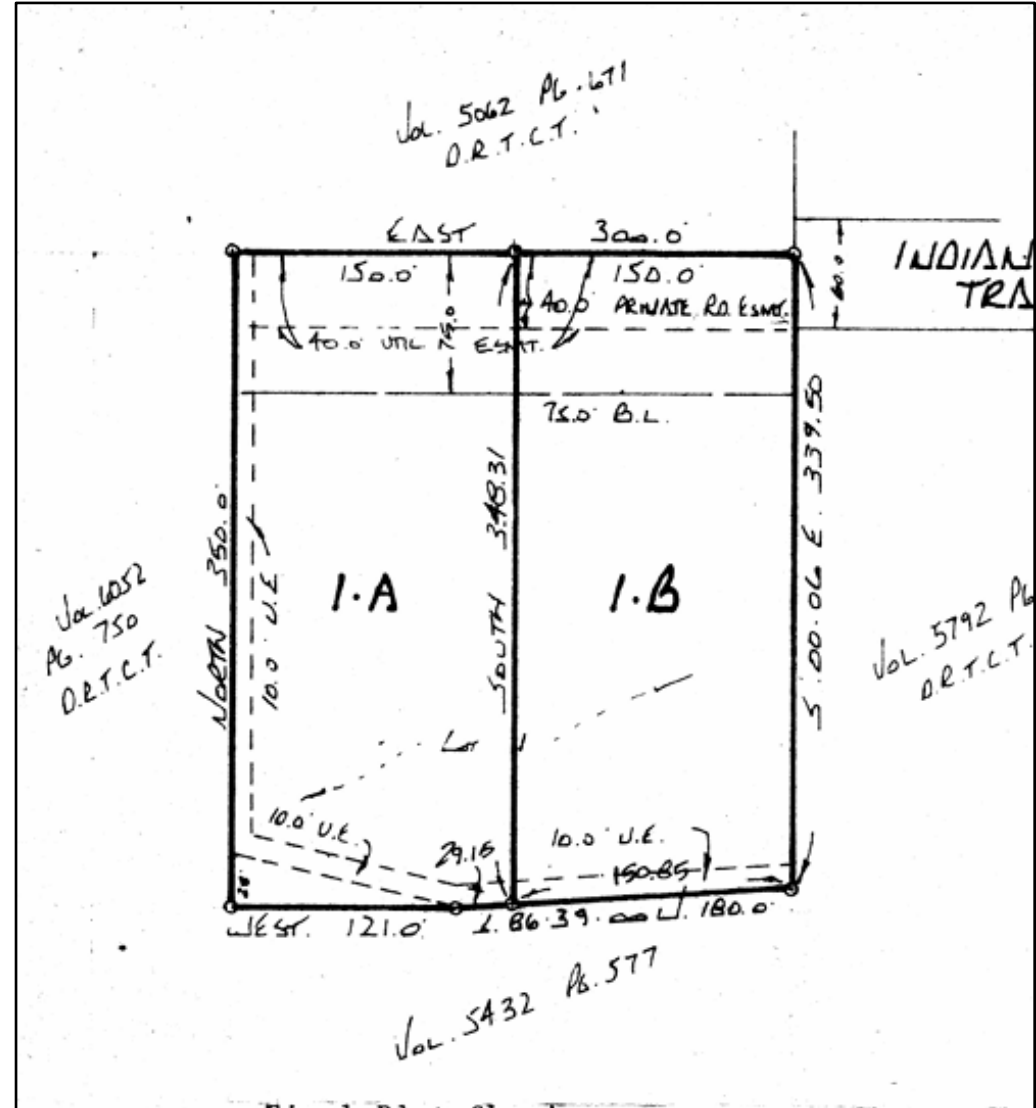


Zoned: SF-36

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Background:

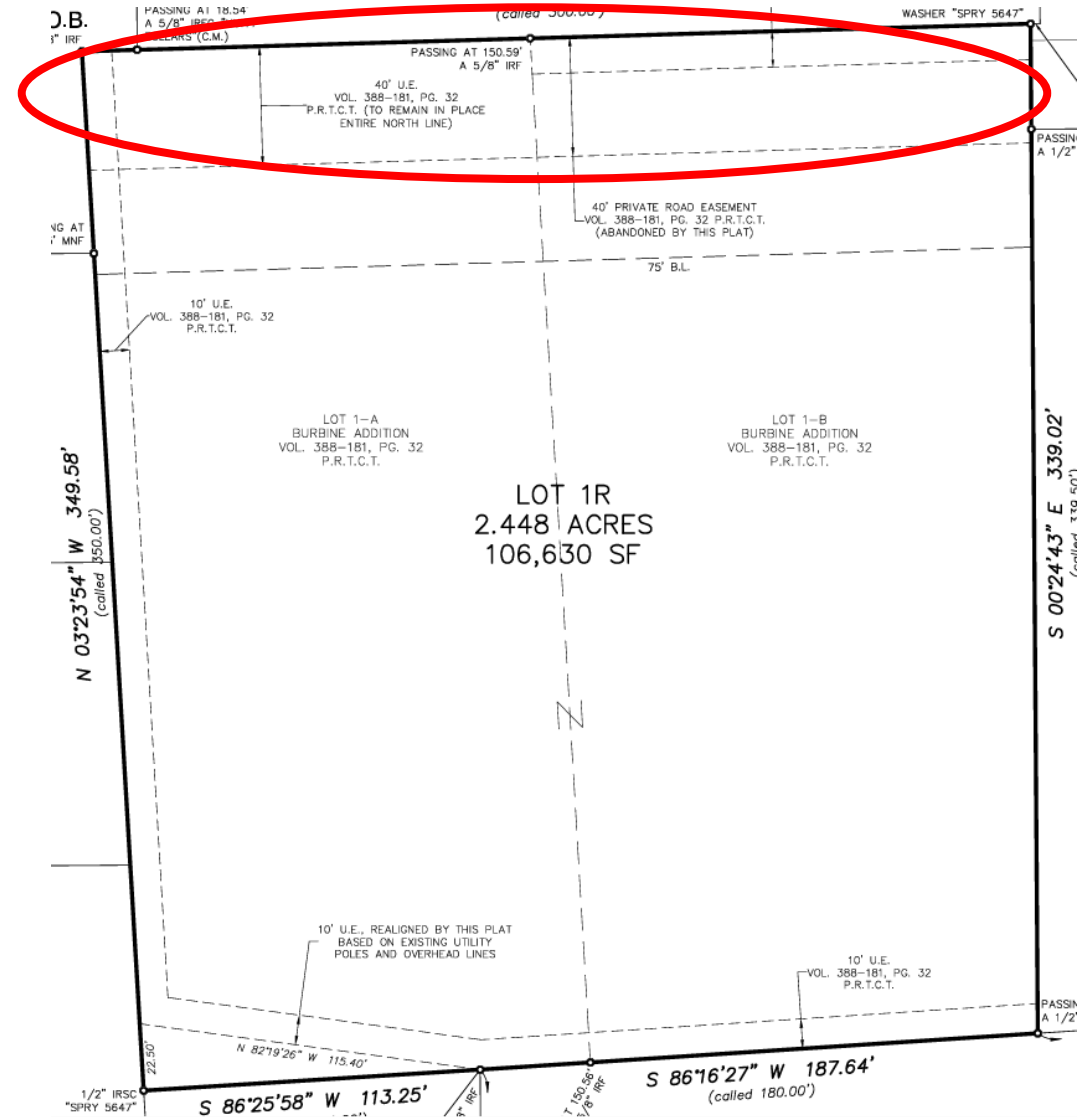
- The subject property was platted in 1984 as Lots 1-A and 1-B of the Burbine Addition.
- As part of the original platting, a 40-foot right-of-way was dedicated along the northern portion of both lots for a future public street connection.
- At the time of plat approval, the City of Keller entered into a Street Use License agreement with the property owners, allowing the dedicated right-of-way area to be used as a private driveway serving both lots.
- The agreement stipulated that the private use of the right-of-way could continue until the city determined that construction of the public street was necessary.



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Background:

- The applicant is requesting approval of a replat to combine Lots 1-A and 1-B into a single lot for single-family residential use.
- The replat also proposes abandonment of the existing 40-foot right-of-way dedication, which is no longer needed to serve a future street connection.
- Approval of the replat would eliminate the dedicated right-of-way and terminate the associated Street Use License.



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Zoning and Future Land Use Plan (FLUP):

The property is zoned Single-Family 36,000 minimum square-foot lots (SF-36), and designated Low-Density Single Family (LD-SF) on the Future Land Use Plan (FLUP).

Surrounding FLUP Designations:

North: HD-SF

South: LD-SF and HD-SF

East: HD-SF

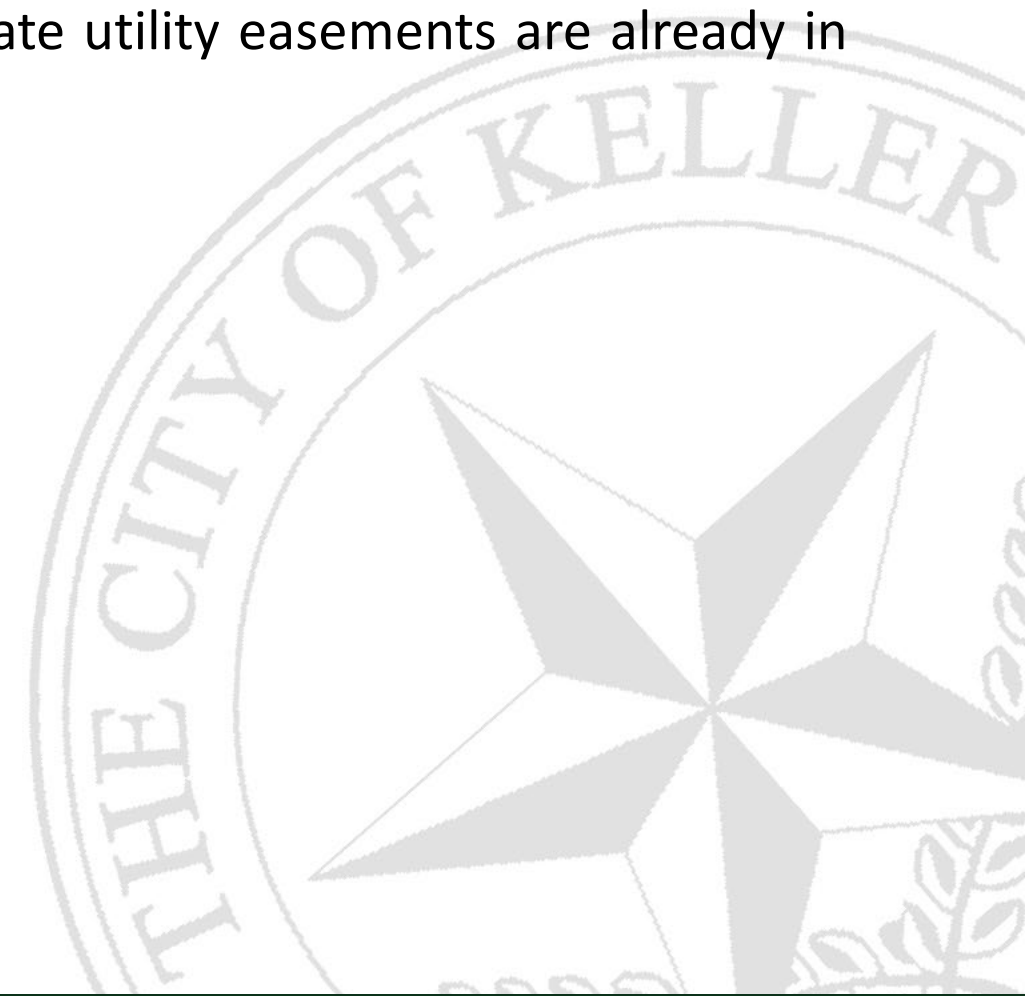
West: LD-SF



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Drainage and Utilities:

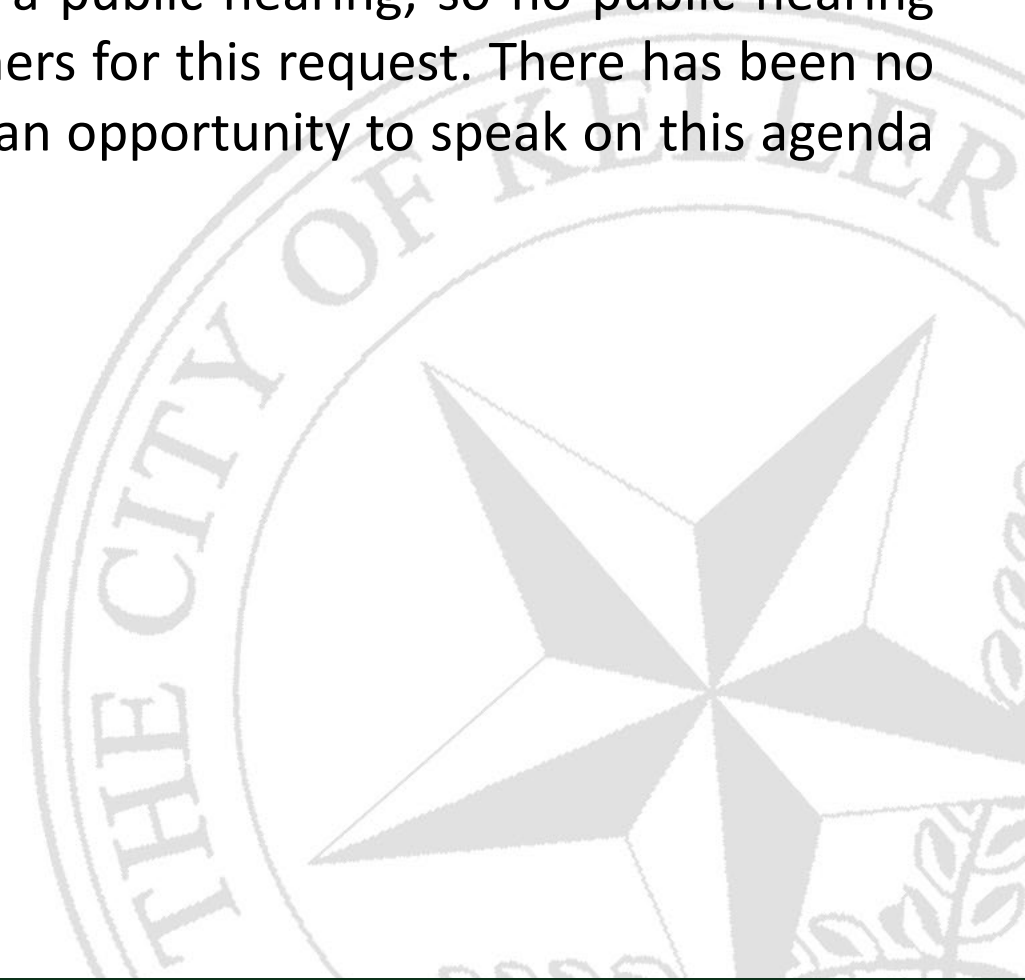
Drainage and utility plans were not required for this application, as determined by City staff. The proposed replat does not create additional lots, and adequate utility easements are already in place to serve the property.



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Citizen Input:

A Major Subdivision Final Plat application does not require a public hearing, so no public hearing notifications were sent out to the surrounding property owners for this request. There has been no response from the public to this application. The public had an opportunity to speak on this agenda item during “Persons To Be Heard.”



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The City Council has the following option when considering a final plat with no variances:

- Approve as submitted





Questions?
Kalvin Eddleman
817-743-4130

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