



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** April 4, 2019

SUBJECT: Consideration of a request from Hamilton Duffy PC for a plat vacation of Lots 1-12, Block 1; Lots 1-9, Block 2; Lots 1-7, Block 3; Lot 1, Block 4; and Lots 1-5, Block 5, Highland Park, being 6.717 acres located in the 6900 block of Precinct Line Road and 9200 block of Amundson Drive.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of FW Western Ridge LLC, Hamilton Duffy PC is requesting approval of a plat vacation of the Highland Park subdivision. This 6.717-acre development is generally located at the southwest corner of Precinct Line Road and Amundson Drive.

GENERAL DESCRIPTION:

The Highland Park addition is an undeveloped 6.717-acre subdivision located in 6900 block of Precinct Line Road and the 9200 block of Amundson Drive. The final plat for the subdivision was approved by City Council on October 13, 2008. However, no streets or utilities were ever constructed for the development.

The property is part of the proposed Western Ridge Addition, which is an 8.245-acre site that includes the undeveloped subdivision and 1.528 acres of unplatted property. Rather than abandoning lot lines, streets, and easements through the replatting process, the owner has opted to vacate the Highland Park plat. This allows the property to "start from scratch," as if the proposal for Highland Park never existed.

Section 212.013 of the Texas Local Government Code allows for plats to be vacated before any lot in the plat is sold or upon application of all the owners of the lots in the plat. A plat vacation requires approval by the Planning and Zoning Commission and City Council in the same manner as other subdivision plats. Once the vacated plat is submitted to the county for recording, the county clerk writes the word "vacated" on the face of the plat and enters a reference to the filing location where the vacating instrument is recorded.

When a plat is vacated, the property returns to its previous underlying status. For the Highland Park subdivision, the property would return to an unplatted tract of land. While not suitable for all developments, the vacating the Highland Park plat provides for a simpler process and cleaner final plat drawing for the Western Ridge Addition.



The Planning and Zoning Commission approved the preliminary plat for the Western Ridge Addition on March 7, 2019. The final plat for Western Ridge Addition is a related item on the April 4, 2019, agenda.

RECOMMENDATION:

Approve the plat vacation of the Highland Park subdivision.