

**COUNTY VACATION  
& SUBDIVISION STAFF REPORT****Date: August 5, 2010****NAME**

Pecan Grove Place Subdivision, Phase Two, Resubdivision of Lot 1

**SUBDIVISION**

Pecan Grove Place Subdivision, Phase Two, Resubdivision of Lot 1

**LOCATION**9291 Pecan Grove Drive  
(Southeast corner of Pecan Drive and Praline Court, extending to the East terminus of Praline Court)**REQUEST**

Request to vacate a 45' drainage and utility easement across Lot 1, and create four legal lots of record from the resubdivision of that lot.

**REMARKS**

The applicant is requesting vacation of a 45' drainage and utility easement, and creation of four legal lots of record from the resubdivision of an existing lot of record (Lot 1).

The site is located at 9291 Pecan Grove Drive (Southeast corner of Pecan Grove Drive and Praline Court, extending to the East terminus of Praline Court).

The applicant states that the easement is no longer needed because during the development of Pecan Grove Place Subdivision, Phase Two, the storm water discharge was rerouted West through Phase Two to an existing natural drainage system. The recorded easement is now filled. Utilities companies have consented to the vacation request. The easement crosses through Lot 1, Phase Two, and with its vacation, this would allow for the resubdivision of Lot 1 into four legal lots of record which would otherwise not be possible due to the buildable site constraints of the easement.

Regarding the location of the easement, not only does it cross through Lot 1, Phase Two, but portions of the easement are also located within Lot 5, Phase Two, and the Common Area South of that in Phase Two. Also, the easement crosses over a portion of Lot 13, Pecan Grove Place Subdivision, Phase One. As the legal description of the proposed vacation includes all of the previously mentioned properties, those properties must also be included in the Subdivision application.

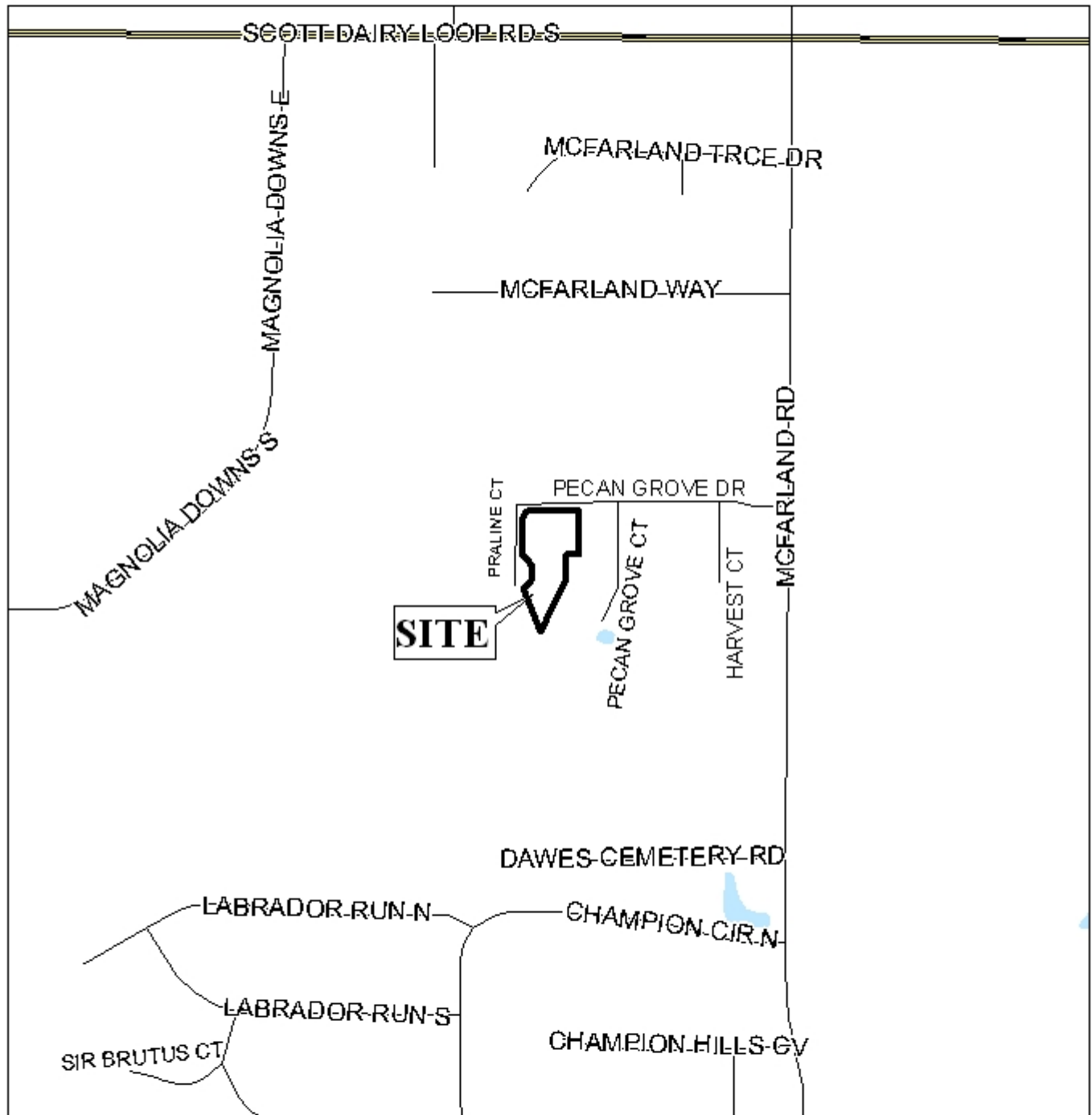
**RECOMMENDATION**

**Vacation Request:** The request to vacate the drainage and utility easement is recommended for holdover to the meeting of September 2<sup>nd</sup> in order to be heard in conjunction with a revised Subdivision application.

**Subdivision:** The request for Subdivision is recommended for holdover to the meeting of September 2<sup>nd</sup> to allow the applicant to address the following:

- 1) submission of a revised Subdivision application and plat to also include Lot 5, Pecan Grove Place Subdivision, Phase Two, the Common Area South of that lot, and Lot 13, Pecan Grove Place Subdivision, Phase One.
- 2) submission of additional mailing labels, mailing fees, and lot fees for the additional lots to be included and the property owners associated with the Common Area; and
- 3) all required revisions should be submitted no later than August 18, 2010.

# LOCATOR MAP

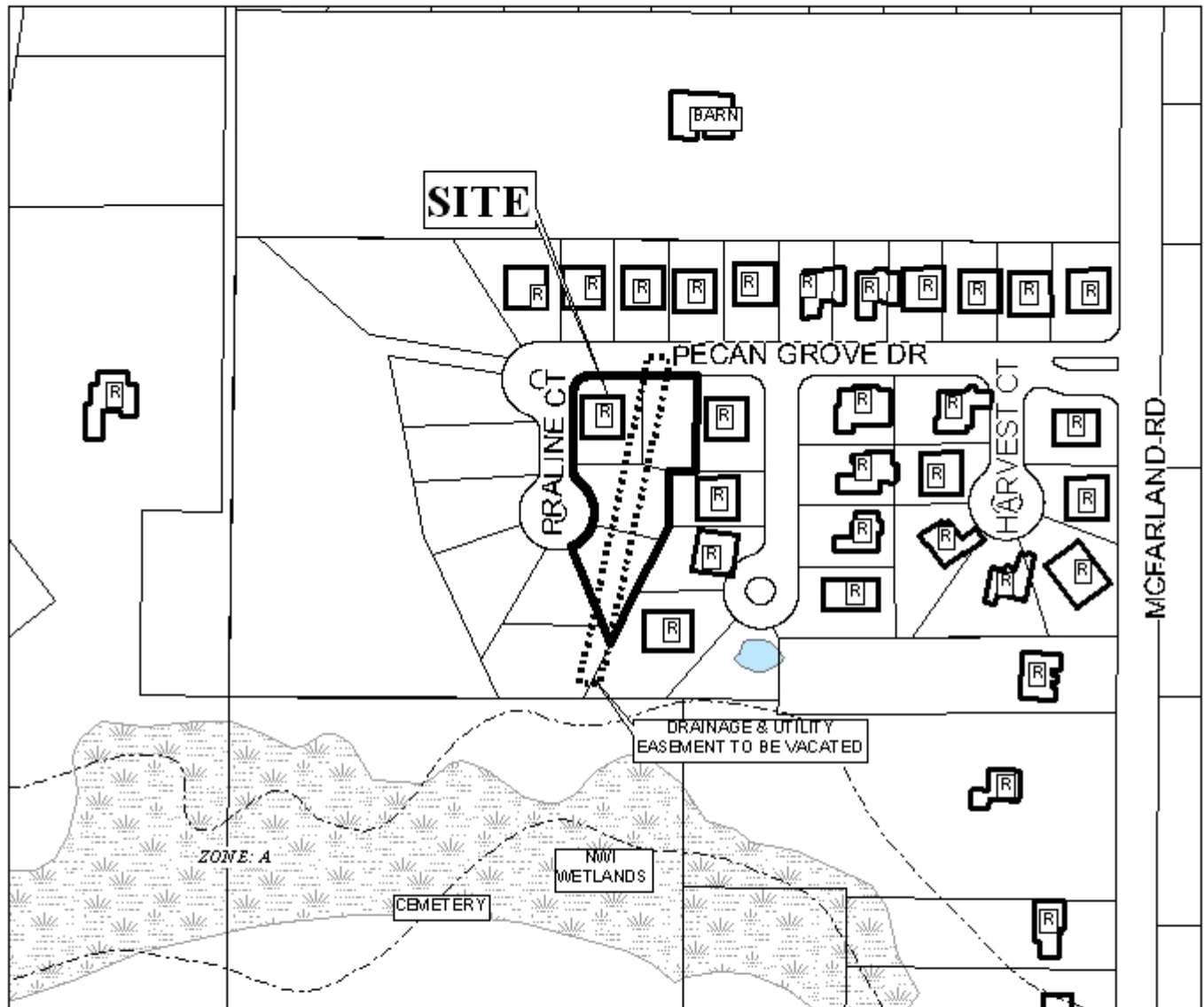


APPLICATION NUMBER 15 & 16 DATE August 5, 2010

Pecan Grove Place Subdivision, Phase Two,  
APPLICANT Resubdivision of Lot 1

REQUEST Subdivision, Vacation Request

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

APPLICATION NUMBER 15 & 16 DATE August 5, 2010

Pecan Grove Place Subdivision, Phase Two, Resubdivision

APPLICANT of Lot 1

REQUEST Subdivision, Vacation Request

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

APPLICATION NUMBER 15 & 16 DATE August 5, 2010

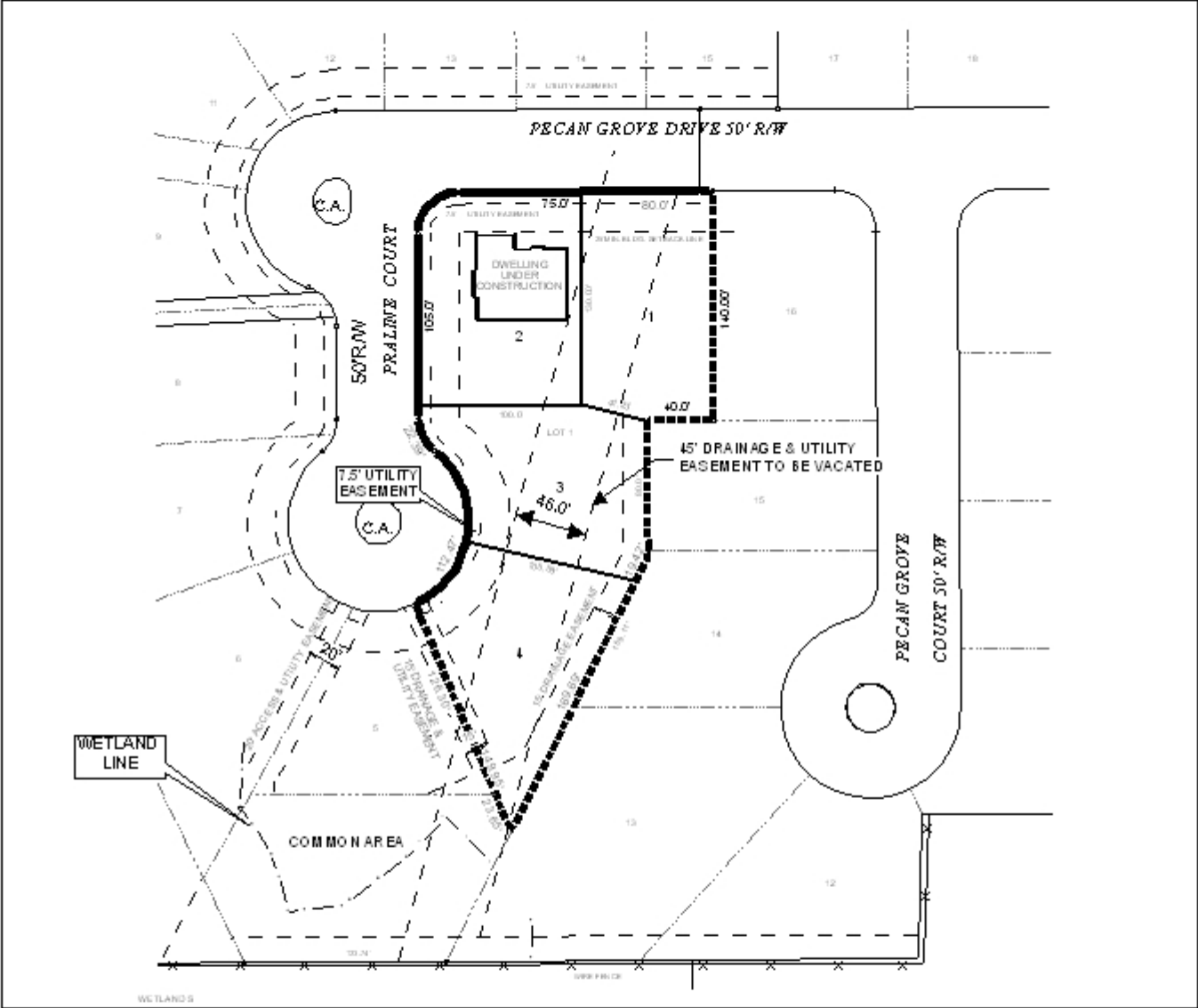
APPLICANT Pecan Grove Place

REQUEST Subdivision, Vacation Request



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# SITE PLAN



The site plan illustrates the easements and lot configuration.

APPLICATION NUMBER 15 & 16 DATE August 5, 2010 N

APPLICANT Pecan Grove Place Subdivision, Phase Two, Resubdivision  
of Lot 1

REQUEST Subdivision, Vacation Request NTS

