



PLANNING & ZONING COMMISSION

AGENDA REPORT

AGENDA OF: January 14, 2026
DEPARTMENT: Community Development
SUBJECT: Final Plat – Flat Creek Unit 1

RECOMMENDATION:

City Staff recommends approval of the final plat of Flat Creek Subdivision – Unit 1.

BACKGROUND:

Engineer: KCI Technologies, Inc. – Lance Elling, P.E.
Surveyor: Gary B. Neill, RPLS #3964
Property Owner: KF Flat Creek, LP
Description: Approximately 20.091 acres
Location: Generally located along US Highway 90 West, Castroville, Texas
Development Type: Single-Family Residential
Type of Subdivision Plat: Major Subdivision – Final Plat
Number of Lots: 65

The attached application is a request for approval of the Final Plat for Flat Creek Subdivision – Unit 1, consisting of approximately 20.091 acres and proposing the development of 65 single-family residential lots. Unit 1 represents a phase of the larger Flat Creek development, which is governed by an approved Development Agreement and associated development standards.

The Final Plat establishes residential lots, public right-of-way, drainage, and utility easements necessary to support future development in accordance with the City’s Subdivision Ordinance (Chapter 100).

DISCUSSION:

A review of the submitted Final Plat and supporting documentation has been conducted by City staff and the City’s consulting engineer. K Friese + Associates completed its sixth and final

review and confirmed that all prior review comments have been addressed. The City Engineer has determined that the Final Plat is in general conformance with the City of Castroville's ordinances and recommends approval.

Staff finds that the plat complies with the requirements of Chapter 100 (Subdivision Ordinance) and is consistent with the approved Development Agreement for the Flat Creek project.

Public notice is not required for final plat approval.

ATTACHMENTS / ADDITIONAL INFORMATION:

- Planning and Zoning Commission Action
- Final Plat – Flat Creek Subdivision, Unit 1
- Subdivision Plat Application – Flat Creek Unit 1
- Engineer Review Letter – K Friese + Associates (February 28, 2025)