



# PLANNING & ZONING COMMISSION AGENDA REPORT

**AGENDA OF:** January 14, 2026  
**DEPARTMENT:** Community Development  
**SUBJECT:** Final Plat – Flat Creek Unit 2

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## RECOMMENDATION:

City Staff recommends approval of the final plat of Flat Creek Subdivision – Unit 2.

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## BACKGROUND:

**Engineer:** KCI Technologies, Inc. – Lance Elling, P.E.  
**Surveyor:** Gary B. Neill, RPLS #3964  
**Property Owner:** KF Flat Creek, LP  
**Description:** Approximately 123.23 acres  
**Location:** 17758 US Highway 90 West, Castroville, Texas  
**Development Type:** Single-Family Residential  
**Type of Subdivision Plat:** Major Subdivision – Final Plat  
**Number of Lots:** 73

The attached application is a request for approval of the Final Plat for Flat Creek Subdivision – Unit 2, consisting of approximately 123.23 acres and proposing the development of 73 single-family residential lots. Unit 2 is part of the larger Flat Creek subdivision and is governed by the approved Development Agreement and applicable subdivision regulations.

The Final Plat establishes residential lots, public right-of-way, and utility and drainage easements necessary to support development of this phase.

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## 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 reviewed the Unit 2 submittal and, in a letter dated August 12, 2025, confirmed that all prior review comments have been

cleared and that the proposed development is in general conformance with the City of Castroville's ordinances. The City Engineer recommends approval of the Final Plat

Staff finds that the Final 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.

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**ATTACHMENTS / ADDITIONAL INFORMATION:**

- Planning and Zoning Commission Action
- Final Plat – Flat Creek Subdivision, Unit 2
- Subdivision Plat Application – Flat Creek Unit 2
- Engineer Review Letter – K Friese + Associates (August 12, 2025)