



PLANNING & ZONING COMMISSION

AGENDA REPORT

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

RECOMMENDATION:

City Staff recommends approval of the final plat for the Flat Creek Commercial Collector.

BACKGROUND:

Engineer: KCI Technologies, Inc. – Lance T. Elling, P.E.
Surveyor: Gary B. Neill, RPLS #3964
Property Owner: Dickerson Tausch Properties, LLC
Description: Approximately 5.007 acres
Location: Generally located along US Highway 90 West, Castroville, Texas
Development Type: Public/Commercial Collector Road
Type of Subdivision Plat: Final Plat

The attached application is a request for approval of the Final Plat for the Flat Creek Commercial Collector, which establishes a collector roadway along with associated public right-of-way, drainage, utility, and access easements necessary to serve the Flat Creek development and surrounding properties.

DISCUSSION:

The Final Plat dedicates approximately 5.007 acres for roadway and related infrastructure and includes public right-of-way, drainage easements, utility easements, and floodplain information consistent with FEMA mapping. The plat was prepared by KCI Technologies, Inc. and includes the required surveyor and engineer certifications.

The City's consulting engineer, K Friese + Associates, completed its review of the Flat Creek Commercial Collector submittal and confirmed that all prior review comments have been

addressed. The engineer determined that the proposed plat is in general conformance with the City of Castroville's ordinances and recommends approval.

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.

ATTACHMENTS / ADDITIONAL INFORMATION:

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