

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Danielle Quintanilla, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 16 and 17 of the Virginia Parkway Professional Center South Addition, Located Approximately 425 Feet East of Jordan Road and on the South Side of Virginia Parkway

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed minor replat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed minor replat with the following condition, which must be satisfied prior to filing the plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Minor Replat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: October 24, 2016 (Original Application)
November 28, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 1.760 acres into two lots for commercial uses.

The applicant has submitted an associated Site Plan (16-312SP) for Honest 1 Auto Care which is also being considered at the December 13, 2016 Planning and Zoning Commission meeting.

ZONING:

| Location | Zoning District (Permitted Land Uses) | Existing Land Use |
|------------------|--|-------------------|
| Subject Property | "C1" – Neighborhood Commercial District (Commercial Uses) and "C2" – Local Commercial District (Commercial Uses) | Undeveloped Land |

| | | |
|-------|--|---|
| North | “PD” – Planned Development District Ordinance No. 1999-07-053 (Office Uses) | Virginia Parkway Professional Office Center |
| South | “PD” – Planned Development District Ordinance No. 2002-06-055 (Office/Commercial Uses) | Undeveloped Land |
| East | “PD” – Planned Development District Ordinance No. 2005-12-132 | Retail Strip Center |
| West | “SUP” – Specific Use Permit Ordinance No. 2013-04-038 (Commercial Uses), and “PD” – Planned Development District Ordinance No. 2005-12-132 (Commercial Uses) | Bahama Bucks |

ACCESS/CIRCULATION:

Adjacent Streets: Virginia Parkway, 120’ Right-of-Way, Major Arterial

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Virginia Parkway

Hike and Bike Trails: Not Required

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: As determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

ATTACHMENTS:

- Standard Conditions for Minor Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- PowerPoint Presentation