

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R, 2R, and 7 Block A, of the Ragsdale Addition, Located on the Northeast Corner of Sorrell Road and Sorrell Circle

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 a plat for record:

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

APPLICATION SUBMITTAL DATE: May 11, 2015 (Original Application)
June 1, 2015 (Revised Submittal)
June 4, 2015 (Revised Submittal)
July 9, 2015 (Revised Submittal)
July 15, 2015 (Revised Submittal)
July 16, 2015 (Revised Submittal)
July 17, 2015 (Revised Submittal)
July 22, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to incorporate a portion of an unplatted tract into two existing lots to be used for single family residential dwellings, Lot 1R (approximately 1.26 acres) and Lot 2R (approximately 1.77 acres) and platting the remainder of the unplatted tract as Lot 7 (approximately 30.18 acres) for an existing single family residence.

On June 23, 2015, the Planning and Zoning Commission tabled the item indefinitely so that Staff could re-notice the item due to a Staff Noticing error.

PLATTING STATUS: The subject property is partially platted as Lot 1 and Lot 2, Block A of the Ragsdale Addition, while the remainder is unplatted.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“RS-84” – Single Family Residential District Ordinance No. 94-09-32 (Single Family Residential Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2007-12-118 (Single Family Residential Uses), “PD” – Planned Development District Ordinance No. 2005-05-049 (Single Family Residential Uses), and “RS-84” – Single Family Residential District	Sorrellwood Park Subdivision and Undeveloped Land
South	“RS-84” – Single Family Residential District Ordinance No. 94-09-32 (Single Family Residential Uses), and “PD” – Planned Development District Ordinance No. 2012-08-039 (Single Family Residential Uses)	Hardin Lake Subdivision
East	“RS-84” – Single Family Residential District Ordinance No. 94-09-32 (Single Family Residential Uses), “SUP” – Specific Use Permit Ordinance No. 95-12-70 (Single Family Residential Uses), “RS-120” – Single Family Residential District (Single Family Residential Uses), and “SUP” – Specific Use Permit Ordinance No. 95-10-50 (Single Family Residential Uses)	Provine Farms Estates Subdivision, Stonegate Subdivision, and Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2007-12-118 (Single Family Residential Uses) and “PD” – Planned Development District Ordinance No. 2005-05-049 (Single Family Residential Uses)	Sorrellwood Park Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Sorrell Circle, 50’ Right-of-Way, Local Residential Street
Sorrell Road, 50’ Right-of-Way, Local Residential Street

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

PUBLIC IMPROVEMENTS:

Sidewalks: Not Required

Hike and Bike Trails: Not Required

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the associated plat, unless otherwise specified in an approved facilities agreement.

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:

- PZ Minutes 06.23.15
- Standard Conditions for Minor Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- PowerPoint Presentation