

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R and 5, Block A, of the Custer Wal-Mart Addition, Located on the Southwest Corner of Custer Road and U.S. Highway 380 (University Drive)

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: October 12, 2015 (Original Application)
November 13, 2015 (Revised Submittal)
December 28, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide one lot into two lots. The applicant has indicated that the new lot will be used for a commercial development.

On December 8, 2015, the Planning and Zoning Commission voted 6-0-0 to continue the public hearing and table this item to the January 12, 2016 Planning and Zoning Commission meeting per the Applicant's request.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block A, of the Custer Wal-Mart Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2004-10-109 and “CC” – Corridor Commercial Overlay District (Commercial Uses)	Wal-Mart
North	“PD” – Planned Development District Ordinance No. 2004-10-109, “CC” – Corridor Commercial Overlay District (Commercial Uses), and City of Prosper	Wells Fargo, Whataburger, Murphy’s USA Gas Station, and Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2004-10-109 (Commercial Uses)	Auto Zone, Shops at Eagle Point and Undeveloped Land
East	“BG” – General Business District, “PD” – Planned Development District Ordinance No. 2003-02-015 and “CC” – Corridor Commercial Overlay District (Commercial and Retail Uses)	Fabulous Car Wash and Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2015-07-071 and “CC” – Corridor Commercial Overlay District (Commercial and Single Family Residential Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 380 (University Drive), 130’ Right-of-Way, Principal Arterial

Custer Road, 130’ Right-of-Way, Principal Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: Already Constructed

Hike and Bike Trails: Not Applicable

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 not received any comments either in opposition to or in support of the proposed minor replat.

ATTACHMENTS:

- PZ Minutes 12.08.15
- Standard Conditions for Minor Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- PowerPoint Presentation