

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Steven Duong, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kadleck and Associates, on Behalf of Texoma Asset Management, L.P., for Approval of a Minor Replat for Lots 2A and 2B, Block A, of the Headington Heights Addition, Being Fewer than 6 Acres, Located on the North Side of U.S. Highway 380 (University Drive) and Approximately 300 Feet West of Hardin Boulevard

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:

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

APPLICATION SUBMITTAL DATE: April 14, 2014 (Original Application)
April 28, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide one lot into two lots, proposed Lot 2A (approximately 1.25 acres) and proposed Lot 2B (approximately 3.84 acres), Block A of the Headington Heights Addition, located on the north side of U.S. Highway 380 (University Drive) and approximately 300 feet west of Hardin Boulevard. An associated site plan (13-178SP) for an O'Reilly Auto Parts store, located on proposed Lot 2A, was approved by City Council on May 6, 2014.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 1687 (Commercial Uses)

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| North | "PD" – Planned Development District Ordinance No. 1687 (Commercial Uses) and "CC" – Corridor Commercial Overlay District | Undeveloped Land |
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| South | “PD” – Planned Development District Ordinance No. 1883 (Office and Light Manufacturing Uses) and “CC” – Corridor Commercial Overlay District | Undeveloped Land |
| East | “PD” – Planned Development District Ordinance No. 1687 (Commercial Uses) and “CC” – Corridor Commercial Overlay District | Undeveloped Land |
| West | “PD” – Planned Development District Ordinance No. 1558 (Commercial Uses and Multifamily Residential Uses), and “PD” – Planned Development District Ordinance No. 2007-04-030 (General Business Uses) and “CC” – Corridor Commercial Overlay District | Undeveloped Land |

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Width Right-of-Way, Major Regional Highway

Discussion: Both proposed lots have direct access to U.S. Highway 380 (University Drive) and indirect access to Hardin Boulevard via mutual access easement.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance, and for submittal of a tree survey or tree preservation plan, or an affidavit of no trees, as determined by the City Arborist. The applicant will be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along U.S. Highway 380 (University Drive)

Hike and Bike Trails: Not Applicable

Road Improvements: All road improvements necessary for this development, and as determined by the City Engineer

Utilities: All utilities necessary for this development, and as determined by the City Engineer

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

require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

FEES:

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| Roadway Impact Fees: | Applicable (Ordinance No. 2013-11-108) |
| Utility Impact Fees: | Applicable (Ordinance No. 2013-11-109) |
| Median Landscape Fees: | Not Applicable |
| Park Land Dedication Fees: | Not Applicable |
| Pro-Rata: | Applicable (\$10,759.80 for 8" Water and 8" Sanitary Sewer line) |

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:

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