

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, Planning Manager

**FROM:** Samantha Pickett, Planner II

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1RAR and 7, Block E, of the Bray Central Two Addition, Located on the Southeast Corner of Bray Central Drive and Redbud Boulevard

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

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed minor replat with the following conditions, 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.
2. The applicant show the existing lot information, ghosted, on the plat exhibit.

**APPLICATION SUBMITTAL DATE:** December 12, 2015 (Original Application)  
December 22, 2015 (Revised Submittal)  
January 7, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide one lot into two lots. The applicant has indicated that the Lot 1RAR will be used for an auto repair facility. An associated site plan for an auto repair facility (15-331SP) is being considered concurrently by the Planning and Zoning Commission at the January 26, 2016 meeting.

**PLATTING STATUS:** The subject property is currently platted as Lot 1RA, Block E, of the Bray Central Two Addition.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“PD” – Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses)	Leon’s Texas Cuisine
South	“PD” – Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses)	Magnetic Technology and Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2003-10-090 (Office and Light Manufacturing Uses)	Detention Pond

**ACCESS/CIRCULATION:**

Adjacent Streets: Bray Central Drive, 80’ Right-of-Way, Minor Arterial

Redbud Boulevard, 100’ Right-of-Way, Minor Arterial

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

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Bray Central Drive and Redbud Boulevard

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:**

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