

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 Preliminary-Final Replat for Lots 6R1, 7, 8, 9 and 10, Block A, of the Water Tower Addition, Located on the Southwest Corner of Virginia Parkway and Custer Road

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

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final 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 Preliminary-Final Replat Approval Checklist, attached.
2. The applicant revise the plat so that proposed "Lot 6R" is relabeled "Lot 6R1" and existing "Lot 6" is relabeled "Lot 6R" for all references on the plat.

APPLICATION SUBMITTAL DATE: December 15, 2014 (Original Application)
December 31, 2014 (Revised Submittal)
January 5, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to replat an existing lot, Lot 6R (approximately 12.37 acres) into 5 lots for commercial use.

PLATTING STATUS: The subject property is currently platted as Lots 6R, Block A of the Water Tower Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2001-02-024 (Retail Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2001-02-024 (Retail Uses)	Sprouts Farmers Market
South	“PD” – Planned Development District Ordinance No. 2001-02-024 (Single Family Residential)	The Summit at Westridge Subdivision
East	“PD” – Planned Development District Ordinance No. 97-06-36 (single family residential)	Falcon Creek Subdivision – Phase 2
West	“PD” – Planned Development District Ordinance No. 2001-02-024 (Multi-family residential uses)	Villas of Westridge Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Custer Road, 130’ Right-of-Way, Principal Arterial

Falcon View Drive, 70’ Right-of-Way, Local Residential Street

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Falcon View Drive and Custer Road

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:

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