

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Samantha Pickett, Planning Manager

FROM: Melissa Spriegel, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 4 Single Family Residential Lots, 2 Commercial Lots and 1 Common Area (Willow Wood, Phase 1A), Located on the Northeast Corner and Southeast Corner of Willow Wood Boulevard and State Highway 5 (McDonald Street)

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 Plat/Replat Approval Checklist, attached.
2. The applicant revise the plat to include the filing information for the previously recorded plat.

APPLICATION SUBMITTAL DATE: January 17, 2017 (Original Application)
January 30, 2017 (Revised Submittal)
February 20, 2017 (Revised Submittal)
February 24, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 7.034 acres into four residential lots, two commercial lots, and one common area.

PLATTING STATUS: The subject property is currently platted (14-218RP) as Common Areas D-2-1 & H-3, Willow Wood Phase 1 Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2015-04-024 (Residential and Commercial Uses)	Undeveloped Land
North	“ETJ” – Extraterritorial Jurisdiction	Fisher and Sons Fence Co.
South	“PD” – Planned Development District Ordinance No. 2015-04-024 (Residential Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2015-04-024 (Residential Uses)	Undeveloped Land
West	“ETJ” – Extraterritorial Jurisdiction	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: S.H. 5 (McDonald Street), Variable Width Right-of-Way, Major Arterial

Willow Wood Boulevard, 50' Right-of-Way, Collector

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

PUBLIC IMPROVEMENTS:

Sidewalks: As Required per the Subdivision Ordinance

Hike and Bike Trails: 10' wide trail required through common area CA H-1-1-1

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: Not Applicable per Development Agreement

Utility Impact Fees: Not Applicable per Development Agreement

Median Landscape Fees: Applicable

Park Land Dedication Fees: 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