

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

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

**FROM:** Melissa Spriegel, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 2R and 3, Block B, of Eldorado Heights Center East Addition, Located on the Northeast Corner of Ridge Road and McKinney Ranch Parkway

**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 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.

**APPLICATION SUBMITTAL DATE:** October 24, 2016 (Original Application)  
 November 7, 2016 (Revised Submittal)  
 November 11, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide one lot into two lots. The applicant has indicated that these lots will be used generally for commercial and townhome developments.

The applicant has submitted a preliminary-final replat (16-267PFR) for the subject property which is also being considered at the December 13, 2016 Planning and Zoning Commission meeting.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	"PD" – Planned Development District Ordinance No. 1895 (Commercial Uses)	Undeveloped Land

North	“PD” – Planned Development District Ordinance No. 1895 (Residential Uses)	Sonora Ridge Subdivision
South	“PD” – Planned Development District Ordinance No. 2014-02-012 and “REC” – Regional Employment Center Overlay District (Commercial Uses) and “PD” – Planned Development District Ordinance No. 2014-10-077 and “REC” – Regional Employment Center Overlay District (Residential Uses)	Undeveloped Land, Eagle Ridge Subdivision
East	“PD” – Planned Development District Ordinance No. 1895 (Residential Uses)	Sonora Ridge Subdivision
West	“PD” – Planned Development District Ordinance No. 2007-10-103 (Commercial Uses) and “PD” – Planned Development District Ordinance No. 2008-06-064 (Commercial Uses)	Undeveloped Land, Evergreen Medical Office, Out of Space Storage

**ACCESS/CIRCULATION:**

Adjacent Streets: Ridge Road, Variable Width Right-of-Way, Greenway Arterial  
 McKinney Ranch Parkway, Variable Width Right-of-Way, Major Arterial

**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, 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: As required per the Subdivision Ordinance  
 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:**

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 Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- PowerPoint Presentation