

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lot 19R, Block A and Common Area CA1, Windsor Park Addition, Located at the Southwest Corner of Wallace Street and Holburn Drive

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, which must be satisfied prior to filing the plat for record:

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

APPLICATION SUBMITTAL DATE: January 26, 2015 (Original Application)
February 17, 2015 (Revised Submittal)
February 19, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide the existing single family residential lot to add a common area.

PLATTING STATUS: The subject property is currently platted as Lot 19, Block A of the Windsor Park Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2000-09-066 (Single Family Residential Uses)	Vacant Lot in the Windsor Park Subdivision
North	“PD” – Planned Development District Ordinance No. 2000-09-066 (Single Family Residential Uses)	Windsor Park Subdivision
South	“PD” – Planned Development District Ordinance No. 2000-09-066 (Single Family Residential Uses)	Windsor Park Subdivision
East	“PD” – Planned Development District Ordinance No. 2000-09-066 (Single Family Residential Uses)	Windsor Park Subdivision
West	“PD” – Planned Development District Ordinance No. 2000-09-066 (Single Family Residential Uses)	Windsor Park Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Wallace Street, 50’ Right-of-Way, Residential Street
Holburn Drive, 50’ Right-of-Way, Residential Street

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 determined by the City Engineer
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

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying 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, 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 Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- PowerPoint Presentation