

**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 Minor Replat for Lots 5R3, 6R3 and 7, Block B, of Bray Central Two Addition, Located on the Northwest Corner of Central Circle 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 condition, which must be satisfied prior to filing the plat for record:

1. The applicant revise the city signature block to show "Planning and Zoning Commission Chairman".

**APPLICATION SUBMITTAL DATE:** December 12, 2016 (Original Application)  
January 6, 2017 (Revised Submittal)  
January 11, 2017 (Revised Submittal)  
January 19, 2017 (Revised Submittal)  
January 24, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide two lots into three lots, proposed Lot 5R3 (approximately 2.60 acres), proposed Lot 6R3 (approximately 2.09 acres), and proposed Lot 7 (approximately 2.75 acres). The applicant has indicated that these lots will be used for industrial and office uses.

**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 and “CC” – Corridor Commercial Overlay District (Office and Light Manufacturing Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2014-06-037 and “CC” – Corridor Commercial Overlay District (Commercial Uses)	RDO Equipment
South	“PD” – Planned Development District Ordinance No. 1563 and “CC” – Corridor Commercial Overlay District (Office and Light Manufacturing Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 1563 and “CC” – Corridor Commercial Overlay District (Office and Light Manufacturing Uses)	Blount Fine Foods
West	“PD” – Planned Development District Ordinance No. 1563 and “CC” – Corridor Commercial Overlay District (Office and Light Manufacturing Uses)	Eldorado Chevrolet

**ACCESS/CIRCULATION:**

Adjacent Streets: Central Circle, 60’ Right-of-Way, Collector

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 Central Circle and Redbud Boulevard

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