

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 Preliminary-Final Replat for Lots 7R and 31, Block A, of the Black and Smith Addition, Located at 1010 Inwood Drive

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 condition, 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.

APPLICATION SUBMITTAL DATE: April 13, 2015 (Original Application)
April 28, 2015 (Revised Submittal)
May 1, 2015 (Revised Submittal)
May 4, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide one lot (approximately 0.45 acres) into two lots for residential uses. A single family residence currently exists on proposed Lot 7R. Proposed Lot 31 will be developed in the future as a single family residence.

PLATTING STATUS: The subject property is currently platted as Lot 7 of the Black and Smith Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“RS 60” – Single Family Residence District (Residential Uses)	Black and Smith Addition
North	“PD” – Planned Development District Ordinance No. 2011-08-051 (Office and Light Manufacturing Uses)	Earth Grains Co. Warehouse Building
South	“RS 60” – Single Family Residence District (Residential Uses)	Black and Smith Addition
East	“RS 60” – Single Family Residence District (Residential Uses)	Black and Smith Addition
West	“RS 84” – Single Family Residence District (Residential Uses)	Northwest Addition

ACCESS/CIRCULATION:

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

Waddill Street, 50’ Right-of-Way, Residential Street

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Waddill Street.

Hike and Bike Trails: Not Applicable

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: Applicable, cash in lieu of parkland dedication required for the additional lot (0.02 acres)

Pro-Rata: Not Applicable

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