AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1 and 2, Block A of the Wiles Addition, Located on the South Side of West Louisiana Street and Approximately 220 Feet West of Bradley Street

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: March 16, 2015 (Original Application)
March 31, 2015 (Revised Submittal)
April 16, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide one existing lot into two lots for residential uses. The subject property previously had a single family residence on the lot, but was recently taken down.

PLATTING STATUS: The subject property is currently platted as Lots 491 and 492 of the J.D. Page Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"RD 30" – Duplex Residence District (Residential Uses)	Vacant Land
North	"RD 30" – Duplex Residence District (Residential Uses) and "RS 60" – Single Family Residence District (Single Family Residential Uses)	Single Family Residence
South	"RD 30" Duplex Residence District (Residential Uses)	Single Family Residence
East	"RD 30" Duplex Residence District (Residential Uses)	Single Family Residence
West	"RD 30" – Duplex Residence District (Residential Uses) and "RS 60" – Single Family Residence District (Single Family Residential Uses)	Single Family Residence

ACCESS/CIRCULATION:

Adjacent Streets: Louisiana Street, 60' Right-of-Way, Collector 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: Existing sidewalk along Louisiana Street

Hike and Bike Trails: Not Required

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) for a dwelling unit constructed on the second/new lot

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) for the upsizing of an existing meter and for the new meter servicing the second/new lot

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: 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