

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Samantha Pickett, Planning Manager

FROM: Danielle Quintanilla, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on Minor Replat for Lots 1R and 5, Block A, of the Skyline/380 Addition, Located at the Northwest Corner of Skyline Drive and U.S. Highway 380 (University 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 conditions, which must be satisfied prior to filing the plat for record:

1. The applicant revise the plat to provide the previous lot information, ghosted, on the exhibit.
2. The applicant revise the plat to provide the name of the person signing on behalf of the owner, 3B&L Skyline, LLC.
3. The applicant revise the plat to remove the abstract information from the subject property.

APPLICATION SUBMITTAL DATE: December 12, 2016 (Original Application)
January 30, 2017 (Revised Submittal)
February 3, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide one lot (approximately 2.22 acres) into two lots, proposed Lot 1R (approximately 1.19 acres) and proposed Lot 5 (approximately 1.03 acres). The applicant has indicated that these lots will be used for commercial uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2012-10-054 and “CC” - Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2013-08-078 and “CC” - Corridor Commercial Overlay District (Multi-Family Residential Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 1281 and “CC” - Corridor Commercial Overlay District (Office and Light Manufacturing Uses)	Raytheon
East	“PD” – Planned Development District Ordinance No. 97-06-35 and “CC” - Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2012-10-054 and “CC” - Corridor Commercial Overlay District (Commercial Uses)	AutoZone

ACCESS/CIRCULATION:

Adjacent Streets: Skyline Drive, Variable Width Right-of-Way, Collector

U.S. Highway 380 (University Drive), Variable Width Right-of-Way, Major Regional Highway

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: Required along Skyline Drive and U.S. Highway 380

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

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
- Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- PowerPoint Presentation