

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 2R, 4 and 5, Block A, of the Heights at Westridge Planning Area 1209 Addition, Located on the Southwest Corner of Independence Parkway and Westridge Boulevard

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following conditions, 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.
2. The applicant revise the plat to remove the topography lines.
3. The applicant revise the plat to provide the filing information for all off-site easements necessary for the development of the property.
4. The applicant revise the plat to remove the callout for the 0.044 acre 1936 Sq. Ft. ROW Dedication.

APPLICATION SUBMITTAL DATE: February 23, 2015 (Original Application)
March 11, 2015 (Revised Submittal)
March 16, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 4.37 acres into 3 lots for commercial uses. An associated site plan (15-055SP) has been submitted to Staff and is currently under review for a multi-tenant commercial type of building on proposed Lot 5. Furthermore, and associated specific use permit (SUP) has been approved for a motor vehicle fuel sales facility use on proposed Lot 4.

PLATTING STATUS: The subject property is currently conveyance platted (13-013CVP) as Lot 2, Block A of the Heights at Westridge Planning Area 1209 Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2001-08-087 (Retail Uses) and Specific Use Permit (SUP) Ordinance No. 2015-02-005 (Motor Vehicle Fuel Sales Facility Use)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2001-02-024 (Retail Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2001-08-087 (Retail Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2001-08-087 (Single Family Residential Uses)	Eagle’s Nest at Westridge Subdivision
West	“PD” – Planned Development District Ordinance No. 2014-10-078 (Single Family Residential Uses)	The Heights at Westridge, Phase VIII Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Independence Parkway, 120’ Width Right-of-Way, Major Arterial

Westridge Boulevard, 120’ Width Right-of-Way, Major Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Westridge Boulevard

Hike and Bike Trails: Required 10’ wide trail along Independence Parkway

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) (Credits available per the Custer West Development Agreement)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) (Credits available per the Custer West Development Agreement)

Median Landscape Fees: Not Applicable per the Custer West Development Agreement

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