

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Steven Duong, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Roome Land Surveying, on Behalf of RJ & G Investments, Inc., for Approval of a Minor Replat for Lots 4R4A & 4R4B, Block E, of the Eldorado Park Addition, Being Fewer than 2 Acres, Located on the North Side of Bush Drive and Approximately 100 Feet East of El Lago 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 condition:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Minor Replat Approval Checklist, attached.

Prior to filing the plat for record:

2. The applicant revise the plat to provide two state plane coordinates.

APPLICATION SUBMITTAL DATE: October 28, 2013 (Original Application)
November 11, 2013 (Revised Submittal)
November 13, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide one lot into two lots, Lot 4R4A (approximately 0.43 acres) and Lot 4R4B (approximately 0.63 acres), located on the north side of Bush Drive and approximately 100 feet east of El Lago Drive. The applicant has indicated that purpose of the replat is so that the two existing buildings on the subject property can be sold as separate lots.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2007-02-019 (Office Uses)

North	“PD” – Planned Development District Ordinance No. 2002-06-057(Office Uses)	Eldorado Park Office
South	“PD” – Planned Development District Ordinance No. 2000-05-35	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2002-06-057	Eldorado Park Office
West	“PD” – Planned Development District Ordinance No. 2002-05-047	Eldorado Professional Building, Building B

ACCESS/CIRCULATION:

Adjacent Streets: Bush Drive, 60’ Right-of-Way, Collector Street

Discussion: Proposed Lot 4R4A has access to Bush Drive via mutual access easements and Lot 4R4B has direct access to Bush Drive. The proposed lots also have indirect access to Eldorado Parkway via mutual access easements.

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: Not Applicable

Hike and Bike Trails: Not Applicable

Road Improvements: Not Applicable

Utilities: Not Applicable

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 for any building expansions (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable for any additional water meters (Ordinance No. 2013-11-109)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: Not Applicable

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