

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, Planning Manager

**FROM:** Melissa Spriegel, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 22 and 23, Block E, of Creekside @ Craig Ranch, Phase 2, Located on the Southwest Corner of Tutbury Place and Longdon 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, which must be satisfied prior to filing a plat for record:

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

**APPLICATION SUBMITTAL DATE:** October 24, 2016 (Original Application)  
November 4, 2016 (Revised Submittal)  
November 22, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide one lot into two lots. The applicant has indicated that the lots will be used to construct single-family residences.

**PLATTING STATUS:** The subject property is currently platted as Common Area E-3 of the Creekside at Craig Ranch Phase Two Addition.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" – Planned Development District Ordinance No. 2013-08-75 and "REC" – Regional Employment Center Overlay District (Single-family Residential Uses)	Creekside at Craig Ranch Phase 2

North	“PD” – Planned Development District Ordinance No. 2013-08-75 and “REC” – Regional Employment Center Overlay District (Single-family Residential Uses)	Creekside at Craig Ranch Phase 2
South	“PD” – Planned Development District Ordinance No. 2013-08-75 and “REC” – Regional Employment Center Overlay District (Multi-family Residential Uses)	Venue at Craig Ranch
East	“PD” – Planned Development District Ordinance No. 2013-08-75 and “REC” – Regional Employment Center Overlay District (Single-family Residential Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2013-08-75 and “REC” – Regional Employment Center Overlay District (Single-family Residential Uses)	Creekside at Craig Ranch Phase 2

**ACCESS/CIRCULATION:**

Adjacent Streets: Tutbury Place, 50’ Right-of-Way, Local

Longdon Drive, 50’ Right-of-Way, Local

**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: As required per the Subdivision Ordinance

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)
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
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