

**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 Preliminary-Final Replat for Lots 1R2, 4, 5, and 6, Block A, of the Shops at Eagle Point, Located Approximately 1,200 Feet South of U.S. Highway 380 (University Drive) and on the West Side of Custer Road

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

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary-final replat 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 revise the "25' Drainage Easement by this plat," located on the northeast corner of Lot 1R2 to read "25' Drainage Easement," subject to review and approval of the City Engineer.
3. The applicant will be required to submit a shared dumpster agreement sharing the dumpster located on proposed Lot 1R2 with Lot 6, subject to the review and approval of the City Attorney.

**APPLICATION SUBMITTAL DATE:** June 29, 2015 (Original Application)  
August 10, 2015 (Revised Submittal)  
August 17, 2015 (Revised Submittal)  
August 24, 2015 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide an existing lot, Lot 1R-A (approximately 13.50 acres), into four lots for commercial use.

**PLATTING STATUS:** The subject property is currently platted as Lot 1R-A, Block A of the Shops at Eagle Point.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“PD” – Planned Development District Ordinance No. 2002-05-048 (Commercial Uses)	The Shops at Eagle Point and AutoZone
North	“PD” – Planned Development District Ordinance No. 2004-10-109 (Commercial Uses) and “CC” – Corridor Commercial Overlay District	Wal-Mart Supercenter
South	“AG” – Agricultural District	Cross Timbers Animal Hospital
East	“SUP” – Specific Use Permit Ordinance No. 2001-07-080 (Single Family Residential Uses), “PD” – Planned Development District Ordinance No. 2000-11-092 (Single Family Residential Uses), and “CC” – Corridor Commercial Overlay District	La Cima Meadows Subdivision
West	“PD” – Planned Development District Ordinance No. 2015-07-071 (Single Family Residential Uses) and “CC” – Corridor Commercial Overlay District	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Custer Road, 130’ Right-of-Way, Principal Arterial

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

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Custer Road

Hike and Bike Trails: Not Required

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)

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 received no comments in support of or opposition to this request.

**ATTACHMENTS:**

- Standard Conditions for Preliminary-Final Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation