



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 2, 2020

Re: Wellington Gordon, Plat No. 2 (Case #166-2020)

Executive Summary

Approval of this request will result in the combination of two lots into a 1-lot final plat at the southwest corner of the intersection of East Business Loop 70 and Eastland Circle, to be known as, "Wellington Gordon, Plat No. 2."

Discussion

Crockett Engineering (agent), on behalf of Riback Holding and Investment Association (owners), is requesting approval of a 1-lot final plat to be known as "Wellington Gordon Plat No. 2." The proposed replat would combine two existing lots which currently function as a single property, and are used by the Plumb Supply Company.

The eastern lot contains 5.93 acres and houses the primary business as well as shipping/storage facilities and laydown yards. The western lot is 4.09 acres in size and is used for ancillary industrial storage. An interceding 0.23-acre lot, which is separately owned and houses a veterinary clinic, is located on the Business Loop 70 frontage, but is not included in this replat.

Additional right of way is dedicated by the plat along the Business Loop 70 frontage of the eastern lot. This right of way varies in depth from 15 feet on the west to nearly 28 feet at the northeast corner of the lot. Standard 10 foot utility easements are provided along all road frontages, and additional utility easements are provided across the interior of the property to cover existing sanitary sewer lines.

Sidewalk exists along the frontage of the eastern lot and was installed with the recently completed Conley Road extension project. Sidewalk is not along the frontage of the western lot; however, would be triggered upon redevelopment of the site. The plat has been reviewed by both internal and external agencies and is found to be in compliance with the standards of the UDC.

Locator maps and final plat are attached for review.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years.

Long-Term Impact: None anticipated.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the final plat of "Wellington Gordon Plat No. 2."