



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 7, 2021

Re: *Tandy's Addition Block 1 Plat No. 1A – Final Plat (Case #93-2021)*

## Executive Summary

Approval of this request would result in the consolidation of parts of two existing lots containing 0.61 acres into a single, split-zoned parcel, located on the west side of College Avenue just south of Business Loop 70.

## Discussion

Crockett Engineering (agent), on behalf of Timeless Treasures, LLC (owner), seeks approval of one lot final minor plat that will combine portions of two existing lots containing a total 0.61 acres located west of College Avenue, just south of Business Loop 70. Approval of the plat will grant legal lot status to the property in advance of the applicant's desired redevelopment. The subject property was formerly a portion of the Schilby Tire's and Wheels property, but was transferred to the current owner for the purpose of redeveloping the site with a proposed new retail development.

The subject parcel will be split-zoned M-N (Mixed-use Neighborhood) and M-C (Mixed-use Corridor) and while not considered ideal is not expressly prohibited by the UDC. The proposed retail business is permitted in both zoning classifications. Upon redevelopment the more restrictive dimensional and other UDC standards will be applied to the site.

The plat dedicates an additional 18 feet of half-width right-of-way for College Avenue to ensure compliance with the UDC's collector street standards. Additionally, the required 10-foot utility easement will be granted along the same roadway frontage.

The plat has been reviewed by internal staff and external agencies and found to be compliant with all UDC's standards. The plat is supported for approval. Locator maps and the final plat are attached for review.

## Fiscal Impact

Short-Term Impact: None. Any potential extension of infrastructure to support the proposed redeveloped site will be at the expense of the applicant.

Long-Term Impact: Limited. Additional cost for public infrastructure maintenance and support services (i.e. public safety and trash collection) may be incurred. Long-term impacts may or may not be off-set by increased user fees and tax (property and sales) collections.



## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
N/A	N/A

## Suggested Council Action

Approve the final minor plat entitled, *"Tandy's Addition Block 1 Plat No. 1A – Final Plat.*