



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 6, 2020

Re: Mikel's Subdivision Plat 4 (Case #64-2020)

## Executive Summary

Approval of this request will result in the creation of two-lot subdivision to be known as "Mikel's Subdivision Plat 4."

## Discussion

A Civil Group (agent), on behalf of McRob Investments, LLC (Owner), seeks approval of a two-lot final replat of approximately 1.15 acres of property with frontage on both Sexton Road and Jackson Street approximately 600 and 400 feet south, respectively, of each street's intersection with Business Loop 70. The replat combines Lots 29 and 30 of Mikel's Subdivision into a single lot with frontage off Sexton Road, and Lots 51, 52 and 53 into a single lot with frontage off Jackson Street.

The replat is being considered with a concurrent PD Plan and SOI revision (Case # 63-2020) known as the "Jackson-Sexton Artisan Industries PD Plan", which includes the entirety of the split-zoned PD (Planned Development) and M-C (Mixed- Use Corridor) property. The northernmost lots (Lots 30 and 50 of Mikel's Subdivision) are zoned M-C and the southernmost lots (Lots 29, 51 and 52 of Mikel's Subdivision) are zoned PD.

Neither the proposed platting action nor the proposed PD Plan will change the zoning of any of the lots. The concurrent PD development plan shows parking on the PD-zoned lots to serve the proposed two buildings on the M-C zoned lots. This arrangement of parking is permitted per the PD zoning and the M-C zoning, subject to the approved PD SOI and the UDC regulations.

Sufficient right of way (ROW) exists along Sexton Road and Jackson Street. The plat dedicates the required 10' utility easements along each road, and the plat reflects the 16' drainage easement for stormwater which generally runs southwest to northeast from Sexton Road to Jackson Street across the property. Sidewalk is already in place along the Sexton Road frontage and is required along the Jackson Street frontage.

The plat has been reviewed by both internal and external agencies and is recommended for approval.

Locator maps and the final plat are attached for review.



## Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Infrastructure, 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
05/18/1909	Approved Mike's Subdivision

## Suggested Council Action

Approve the final plat as submitted.