P&Z MEETING DATE:  December 5, 2019

DATE:  November 22, 2019

TO:  Planning & Zoning Commission

FROM:  Molly J. Coryell, Planner


BACKGROUND:

The purpose of the replat is to add a portion of an existing parcel to another tract of land as part of a land swap agreement between two neighboring property owners.

No public right-of-way is being dedicated by this plat.

FINANCIAL IMPLICATIONS:

There are no financial implications on the current and future operating budgets regarding this request.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends APPROVAL with stipulations.

ATTACHMENTS:

Result sheet
Technical Comments
Location & Current Zoning
Applicants Exhibits
RESULT SHEET

Date: 12/05/19
Case No./Name: PLRP2019-X1Harmony Addition

A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** with the following stipulation:

1. Provide the City Case Number on the title block of the plat before filing, as required in Article VI. Final Plat, Section B. General provisions of the City of Carrollton Subdivision Ordinance.

B. P&Z RECOMMENDATION from P&Z meeting: 12/05/19
Result: /Vote:
GENERAL PROJECT INFORMATION

SITE ZONING: Planned Development (PD-198) for the (LR-2) Local Retail District

SURROUNDING ZONING
NORTH (LR-2) Local Retail District
SOUTH (LR-2) Local Retail District
EAST (O-1) Office District
WEST (O-1) Office District

SURROUNDING LAND USES
Assisted Living
CVS Pharmacy
Multi-Tenant Building
Ding Dong Dang Christian Child School

REQUEST: Add a portion of another existing parcel to the property as part of a land swap agreement

PROPOSED USE: School / Vet Care Facility

ACRES/LOTS: Approximately 11.15-acres / 2 Lots

LOCATION: NWC of Old Denton Rd and Rosemeade Pkwy.

HISTORY: A portion of a building addition to the Harmony School encroached on an existing easement which is shared by the abutting properties. This land swap is for the purpose of mitigating the encroachment of the utility easement. The easement has already been adjusted to 10’ as a result however approximately 2,679 square feet of land is being given to the adjacent landowner.

COMPREHENSIVE PLAN: Medium Intensity Commercial uses

TRANSPORTATION PLAN: Old Denton Rd and Rosemeade Pkwy. are both categorized as an (A6D) 6-Lane Divided Arterial

OWNER: One-Eye and Stuby, LLC / Harmony Public School

REPRESENTED BY: Claymoore Engineering, Inc.
STAFF ANALYSIS

PROPOSAL

The applicant is requesting a replat to adjust an existing lot line between two properties to convey approximately 2,679 square feet of property from one tract of land to the other for the purpose of a land swap.

PLAT ELEMENTS

Easements:

A 10’ Utility Easement which was recorded via separate instrument is shown on this plat. Although the City typically requires a minimum 15’ Utility Easement, the existing easement was adjusted to 10’ due to new construction of a building accidentally encroaching in the utility easement.

ZONING ORDINANCE

The replat request is consistent with the Comprehensive Zoning Ordinance and (LR-2) Local Retail regulations.

SUBDIVISION ORDINANCE

Article VII. Replat, of the Comprehensive Subdivision Ordinance sets forth certain technical content requirements for a replat. The general elements shown the replat meet these requirements.

CONCLUSION

The replat is in conformance with the Comprehensive Subdivision and Zoning Ordinances once stipulations are met.
Locator Map