P&Z MEETING DATE: December 5, 2019

DATE: November 22, 2019

TO: Planning & Zoning Commission

FROM: Loren Shapiro, AICP, Planning Manager


BACKGROUND:

The purpose of the replat is to combine a lot of record and unplatted tract into a single lot and dedicate easements for the redevelopment of a drive-through restaurant.

Public right-of-way is being dedicated by this plat. Due to this dedication, the Commission must find that the right-of-way dedication is necessary and proportional to the proposed development.

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-X2 Grandy’s Addition

A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends APPROVAL with the following stipulation:

1. The engineering plans shall be approved by the City Manager or designee prior to filing the plat with the appropriate county clerk, as required in Article VI. Final Plat, Section B. General provisions of the City of Carrollton Subdivision Ordinance.

2. Provide the address number on the face of the plat for Lot 1, Block 1, as required in Article VI. Final Plat, Section B. General Provisions, Subsection 4. Content.

B. P&Z RECOMMENDATION from P&Z meeting: 12/05/19

Result: /Vote:
REPLAT
Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

SITE ZONING: (FWY) Freeway District

<table>
<thead>
<tr>
<th>SURROUNDING ZONING</th>
<th>SURROUNDING LAND USES</th>
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<tbody>
<tr>
<td>NORTH (FWY) Freeway District</td>
<td>Hotel</td>
</tr>
<tr>
<td>SOUTH City of Farmers Branch</td>
<td>Gas Station</td>
</tr>
<tr>
<td>EAST (FWY) Freeway District</td>
<td>House of Worship</td>
</tr>
<tr>
<td>WEST (FWY) Freeway District</td>
<td>Undeveloped</td>
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REQUEST: A replat combining a lot of record and unplatted tract into a single lot to dedicate easement for the development of a drive through restaurant

PROPOSED USE: Drive-Through Restaurant

ACRES/LOTS: Approximately 1.2 Acres/1 lot

LOCATION: 1753 IH35E South (East side of I-35E, approximately 155 feet north of Valwood Parkway

HISTORY: The property contains a vacant drive-through restaurant building (formally a Grandy’s). No TSP was approved for the existing drive through restaurant.

The west 4/5 of the property was previously platted as The Grandy’s I-35E Replat, Lot 1, Block 1. The west 1/5 has never been platted. The property is zoned (FWY).

COMPREHENSIVE PLAN: High Intensity Commercial uses

TRANSPORTATION PLAN: I-35E is a (CAH) Controlled Access Highway and Denton Drive is a (C4U) 4-Lane Undivided Collector

OWNER: Valwood 35 Two, LP

REPRESENTED BY: McDonalds Construction
STAFF ANALYSIS

PROPOSAL

The applicant is requesting a replat combining two lots and the dedication of easements and street right of way for the redevelopment of a drive-through restaurant.

PLAT ELEMENTS

Dedication:

Right-of-way dedication is required for Denton Drive. Due to this dedication, the Commission must find that the right-of-way dedication is necessary and proportional to the proposed development.

The replat dedicates and re-establishes water and drainage easements for the redevelopment of the drive-through restaurant.

ZONING ORDINANCE

The replat request is consistent with the Comprehensive Zoning Ordinance and (FWY) Freeway District 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.
Applicant’s Exhibit

PLRP2019-X2 Grandy’s Addition

Agenda Item No. 3