PLANNING & ZONING COMMISSION MEETING OF 03-27-2012 AGENDA ITEM #12-021MRP

AGENDA ITEM

- **TO:** Planning and Zoning Commission
- THROUGH: Brandon Opiela, Senior Planner
- **FROM:** Anthony Satarino, Planner
- **SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Michael Peeples Engineers, on Behalf of Barclay / Texas Holdings II, L.P., for Approval of a Minor Replat for Lot 6, Block A, of the Stonebridge Crossing – Phase II Addition, Approximately 1.05 Acres, Located on the East Side of Stonebridge Drive and Approximately 340 Feet North of Virginia Parkway.

<u>APPROVAL PROCESS</u>: The Planning and Zoning Commission is the final approval authority for the proposed minor replat.

<u>STAFF RECOMMENDATION</u>: Staff recommends approval of the proposed minor replat with the following condition:

1. The applicant satisfy the conditions as shown in the Standard Conditions for Minor Plat/Replat Approval Checklist, attached.

Prior to the filing the plat:

- 2. The applicant revise the plat to provide the filing information for the portion of the offsite firelane and mutual access easement that connects the proposed firelane and mutual access easement to the existing offsite firelane and mutual access easement.
- 3. The applicant revise the plat to ghost-in the previous lot and filing information on the subject property.
- 4. The applicant revise the dedication language of the plat to reference the addition name first and then lot number.
- 5. The applicant revise the plat to add a signature block for the Planning and Zoning Chairman as follows:

Approved and Accepted

Planning and Zoning Chairman

Date

APPLICATION SUBMITTAL DATE:

January 30, 2012 (Original Application) March 15, 2012 (Revised Submittal)

ITEM SUMMARY: The subject property is currently platted as Common Area A-1 of the Stonebridge Crossing – Phase II Addition. The applicant has an approved site plan (12-023SP) for a Goodyear Service Center on the subject property. However, before a building permit can be issued, the lot must be replatted from a common area to a lot of record in order to be a developable lot. Therefore, the purpose of this plat is to rename Common Area A-1 to Lot 6, Block A of the Stonebridge Crossing – Phase II Addition.

SURROUNDING ZONING AND LAND USES:

"PD" – Planned Development District Ordinance No. 2002-03-025 Subject Property: (retail uses) "PD" – Planned Development District North Private Open Space Ordinance No. 2002-03-025 (open space uses) "PD" – Planned Development District South Panda Express Ordinance No. 2002-03-025 (retail uses) East "PD" – Planned Development District Stonebirdge Crossing Ordinance No. 2002-03-025 (retail uses) Shopping Center Dry Clean Super Center West "PD" – Planned Development District Ordinance No. 2002-03-025 (retail uses) Undeveloped Land

Discussion: The proposed lots meet the minimum size requirements of the governing zoning district.

ACCESS/CIRCULATION:

Adjacent Streets: Stonebridge Drive, 4-lane Greenway Arterial, 140' of ROW

Discussion: The subject property has access through a series of firelane and mutual access easements through the shopping center that ultimately lead to two points of access on Virginia Parkway and one point of direct access on Stonebridge Drive. Access to the site matches the approved access management plan (12-022AMP).

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance and for submittal of a tree survey or tree preservation plan, as determined by the City Arborist. The applicant will be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks:	Existing along Virginia Drive
Hike and Bike Trails:	Not applicable
Road Improvements:	All road improvements necessary for this development, and as determined by the City Engineer
Utilities:	All utilities necessary for this development, and as determined by the City Engineer

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

FEES:

Roadway Impact Fees:	Applicable (Ordinance No. 2008-10-173)
Utility Impact Fees:	Applicable (Ordinance No. 2008-10-174)
Median Landscape Fees:	Not Applicable
Park Land Dedication Fees:	Not Applicable
Pro-Rata:	As determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed minor replat.