

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.

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

STAFF RECOMMENDATION: 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

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.