

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Samantha Gleinser, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Allen-Correll Engineering, on Behalf of HJR Partners, L.P., for Approval of a Minor Replat for Lots 1R-1, 11, 13, and 14, Block A, of the Stonebridge Parcel 903 Addition, Being Fewer than 14 Acres, Located Approximately 250 Feet East of Stonebridge Drive and on the North Side of Eldorado Parkway

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

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed minor replat with the following condition:

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

Prior to filing the plat for record:

2. The applicant revise the title block to list the addition name above the lot and block.

**APPLICATION SUBMITTAL DATE:** September 23, 2013 (Original Application)  
October 22, 2013 (Revised Submittal)  
December 31, 2013 (Revised Submittal)  
January 13, 2014 (Revised Submittal)  
January 21, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide one lot into four lots, Lot 1R-1 (approximately 8.38 acres), Lot 11 (approximately 3.38), Lot 13 (approximately 0.74 acres) and Lot 14 (approximately 1.33 acres), located approximately 250 feet east of Stonebridge Drive and on the north side of Eldorado Parkway. An associated site plan (13-201SP) and specific use permit (13-199SUP) for a restaurant/retail building on proposed Lot 14 have been approved by Staff.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: “PD” – Planned Development District Ordinance No. 2003-02-015,  
“PD” – Planned Development District Ordinance No. 2008-07-068  
and Specific Use Permit Ordinance No. 2013-12-116 (Commercial  
Uses)

North	“PD” – Planned Development District Ordinance No. 97-06-036 and “PD” – Planned Development District Ordinance No. 2001-02-014 (Single Family Residential Uses)	Parkview Estates
South	“PD” – Planned Development District Ordinance No. 2005-11-114 (Commercial Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 97-06-036 (Commercial and Single Family Residential Uses)	Undeveloped Land and Parkview Estates
West	“PD” – Planned Development District Ordinance No. 2003-02-015 (Commercial and Single Family Residential Uses) and “PD” – Planned Development District Ordinance No. 2008-08-076 (Office Uses)	7-Eleven Convenience Store, Eagle Creek Subdivision and Methodist McKinney Hospital

**ACCESS/CIRCULATION:**

Adjacent Streets: Stonebridge Drive, 140’ Right-of-Way, Greenway Arterial  
Eldorado Parkway, 120’ Right-of-Way, Greenway Arterial

Discussion: All proposed lots have frontage onto Eldorado Parkway or Stonebridge Parkway and/or mutual access easements granting access to each respective roadway.

**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: Required along Eldorado Parkway and Stonebridge Drive

Hike and Bike Trails: Not Required

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

**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: Not Applicable (Ordinance No. 2013-11-108) (None due per development agreement)

Utility Impact Fees: Not Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) (None due per development agreement)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: Not Applicable

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

**ATTACHMENTS:**

- Standard Conditions for Minor Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- PowerPoint Presentation