

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, on Behalf of Himalayan Ventures, L.P., for Approval of a Minor Replat for Lots 6R, 7R and 8, Block A, of the Adriatica Addition, Being Fewer 14 Acres, Located on the Northeast Corner of Stonebridge Drive and Mediterranean Drive

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 conditions:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.

Prior to filing the plat for record:

2. The applicant revise the plat to show all existing and proposed easements, including those for franchise utilities.
3. The applicant revise the plat to show all public utility easements at a minimum of 15 feet in width.
4. The applicant revise the plat to show the dimensions and radii for all easements.

APPLICATION SUBMITTAL DATE: March 24, 2014 (Original Application)
April 7, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to subdivide two lots into three lots, Lot 6R (approximately 5.14 acres), Lot 7R (approximately 13.32 acres), and Lot 8 (approximately 2.95 acres), located on the northeast corner of Stonebridge Drive and Mediterranean Drive. The applicant has indicated that these lots will be used to construct multiple office buildings. An associated site plan (14-091SP) and general

development plan (14-092GDP) for proposed Lot 8 have also been submitted for review and will be forwarded to the City Council for final approval.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2012-12-061 and “PD” – Planned Development District Ordinance No. 2010-11-052 (Mixed Uses)

North	“PD” – Planned Development District Ordinance No. 2010-11-052 and “PD” – Planned Development District Ordinance No. 2003-02-015 (Commercial Uses)	Independent Bank, Kastel at Adriatica, Quadtex Adriatica, IBC Adriatica Holdings
South	“PD” – Planned Development District Ordinance No. 2005-06-065 (Single Family Residential Uses) and “PD” – Planned Development District Ordinance No. 2012-12-061 (Mixed Uses)	Adriatica Villa District
East	“PD” – Planned Development District Ordinance No. 2012-12-061 (Mixed Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2003-02-015 and “PD” – Planned Development District Ordinance No. 1788 (Office Uses)	Stonebridge Country Club

ACCESS/CIRCULATION:

Adjacent Streets: Stonebridge Drive, 140’ Right-of-Way, Greenway Arterial
Mediterranean Drive, 64’ Right-of-Way, Collector
Adriatic Parkway, 64’ Right-of-Way, Collector

Discussion: All proposed lots have frontage onto Stonebridge Drive, Mediterranean Drive, or Adriatic Parkway.

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 Mediterranean Drive and Adriatic Parkway
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:	Applicable (Ordinance No. 2013-11-108)
Utility Impact Fees:	Applicable (Ordinance No. 2013-11-109 and 2013-12-118)
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