



**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by IBG Adriatica Holdings, Inc., for Approval of a Request to Rezone Approximately 20.05 Acres from "PD" – Planned Development District to "PD" – Planned Development District, Generally to Modify the Development Standards, Located Approximately 200 Feet South of Virginia Parkway and Approximately 200 Feet East of Stonebridge Drive, and Accompanying Ordinance

**MEETING DATE:** December 4, 2012

**DEPARTMENT:** Development Services

**CONTACT:** Michael Quint – Director of Planning  
Brandon Opiela – Planning Manager

**RECOMMENDED CITY COUNCIL ACTION:**

- Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:
  1. The subject property shall develop in accordance with "PD" – Planned Development District Ordinance No. 2005-02-017, and as amended, with the following exceptions:
    - a. The section (Section 3 – Town Center District) pertaining to timing issues of "PD" – Planned Development District Ordinance No. 2005-02-017, which applies to the Town Center District (tracts D, E, and F as depicted on the attached zoning exhibit), shall be amended to read as follows:
      - i. Concurrently with the development of the first 50 townhouse or condominium/loft residential units within the Town Center District, the developer shall construct within the Adriatica Development (Stonebridge Ranch Parcel 201 as reflected by "PD" – Planned Development District Ordinance No. 1621) 40,000 square feet of floor area of commercial uses exclusive of parking. Any enclosed mechanical and electrical space and parking uses are not part of the calculated floor area.
      - ii. Concurrently with the development of the next 100 townhome or condominium/loft residential units within the Town Center District, the developer shall construct within the Adriatica Development, 50,000

square feet of commercial uses, exclusive of mechanical and electrical space and parking uses.

iii. Concurrently with the remaining 135 townhome or condominium/loft units within the Town Center District, the developer shall construct within the Adriatica Development, 30,000 square feet of floor area of commercial uses, exclusive of mechanical and electrical space and parking uses.

b. The section (Section 3 – Town Center District) pertaining to space limits for the Town Center District of “PD” – Planned Development District Ordinance No. 2005-02-017, which applies to the Town Center District (tracts D, E, and F as depicted on the attached zoning exhibit), shall be amended to read as follows:

v. Maximum height of building.....60 feet.

**ITEM SUMMARY:**

- The applicant is requesting to rezone approximately 20.05 acres of land, located on the southeast corner of Virginia Parkway and Stonebridge Drive, from “PD” – Planned Development District to “PD” – Planned Development District, generally to modify the development standards. The subject property is a portion of the master planned community named Adriatica, which is intended to replicate the character of a Croatian village.

**BACKGROUND INFORMATION:**

- Please see attached Planning and Zoning Commission Staff Report.

**FINANCIAL SUMMARY:**

- N/A

**BOARD OR COMMISSION RECOMMENDATION:**

- On November 13, 2012, the Planning and Zoning Commission voted unanimously to recommend approval of the proposed rezoning request as conditioned by Staff.