

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Samantha Pickett, Planner II

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 59 Single Family Residential Lots and 4 Common Areas and One Commercial Lot (Hills of Skyline Addition), Located on the North Side of U.S. Highway 380 (University Drive) and on the West Side of Skyline Drive

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

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary-final replat with the following conditions, which must be satisfied prior to filing the plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.
2. The applicant revise the plat to label all rights-of-way, property lines and easements within 200' of the subject property.
3. The applicant revise the plat to provide filing information for all off-site easements required to serve the subject property.

**APPLICATION SUBMITTAL DATE:** September 29, 2014 (Original Application)  
October 27, 2014 (Revised Submittal)  
October 20, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide one existing lot (approximately 12.80 acres) into 59 single family residential lots, 4 common areas, and one commercial lot.

**PLATTING STATUS:** The subject property is currently platted Lot 4, Block A, of the Skyline/380 Addition.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“PD” – Planned Development District Ordinance No. 2013-08-078 (Multi-Family Residential Uses), “PD” – Planned Development District Ordinance No. 2012-10-054 (Commercial Uses) and “CC” – Corridor Commercial Overlay District	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 1719 (Multi-Family Residential Uses)	Ashton Oaks Apartments
South	“PD” – Planned Development District Ordinance No. 2012-10-054 (Commercial Uses), “PD” – Planned Development District Ordinance No. 1281 (Office and Light Manufacturing Uses) and “CC” – Corridor Commercial Overlay District	Raytheon, Autozone, and Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 1281 (Multi-Family Residential and Commercial Uses) and “CC” – Corridor Commercial Overlay District	Skyway Villas Apartments and Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2012-11-131 (Multi-Family Residential Uses) and “CC” – Corridor Commercial Overlay District	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Width Right-of-Way, Major Regional Highway

Skyline Drive, 60’ Right-of-Way, Collector

**TREE PRESERVATION ORDINANCE:** The applicant will be responsible for complying with the Tree Preservation Ordinance.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Skyline Drive and U.S. Highway 380 and as Required per the Subdivision Ordinance

Hike and Bike Trails: Not Required

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the associated 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.

**FEES:**

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Applicable

Pro-Rata: As Determined by the City Engineer

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no comments in support of or opposition to this request.

**ATTACHMENTS:**

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