

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1, 2, 3 and 4, Block A, of the Victory @ Stonebridge Addition, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Stonebridge Drive

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

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

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

APPLICATION SUBMITTAL DATE: March 14, 2016 (Original Application)
March 28, 2016 (Revised Submittal)
April 11, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 9.67 acres into 4 lots for retail, office, and school uses.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block A and Common Area A-2R of the Parcel 520 Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C2" – Local Commercial District (Commercial Uses)	Undeveloped Land

North	“PD” – Planned Development District Ordinance No. 2004-06-068 and “AG” Agricultural District (Residential, Retail and Mixed Uses)	Single Family Residence and Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2002-03-025 and “PD” – Planned Development District Ordinance No. 2001-07-080 (Office and Residential Uses)	Dermatology and Skin Care Center, Lacima Manor Subdivision, and Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2002-03-025 (Open Space Uses)	Buffer Park/Common Area
West	“PD” – Planned Development District Ordinance No. 2001-07-080 (Residential and Open Space Uses)	Lacima Manor Subdivision and Lake Lacima

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Hwy 380 (University Drive), 175’ Right-of-Way, Major Regional Highway

Stonebridge Drive, 120’ Right-of-Way, Greenway Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Stonebridge Drive and U.S. Hwy 380 (University Drive)

Hike and Bike Trails: Not Applicable

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) (Per the Stonebridge Development Agreement)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) (Per the Stonebridge Development Agreement)

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 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