

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 40 Single Family Residential Townhome Lots and 22 Common Areas (Sorrellwood Terrace), Located Approximately 500 Feet South of Virginia Parkway and on the East Side of Hardin Boulevard

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 conditions, 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 Replat Approval Checklist, attached.
2. The applicant revise the plat so that the proposed “21 common areas” are revised to “22 common areas” in the title block and for all references on the plat.
3. The applicant revise the plat to include a Pond Maintenance note, subject to the review and approval of the City Engineer.

APPLICATION SUBMITTAL DATE: December 15, 2014 (Original Application)
December 30, 2014 (Revised Submittal)
January 5, 2014 (Revised Submittal)
January 8, 2015 (Revised Submittal)
January 15, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide one existing lot, (approximately 12.72 acres) into 40 single family attached residential lots and 22 common areas.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block E of Sorrellwood Park.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2004-11-086 (single family attached residential uses)	Undeveloped Land
North	“AG” – Agricultural (agricultural uses)	Undeveloped Land
South	“PD” Planned Development District Ordinance No. 2007-12-118 (single family residential uses)	Sorrellwood Park Subdivision
East	“PD” – Planned Development District Ordinance No. 2005-05-049 (city park uses)	Bonnie Wenk Park
West	“PD” – Planned Development District Ordinance No. 2008-05-045 (general business uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Hardin Boulevard, 120’ Right-of-Way, Greenway Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: As required by 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: Applicable along Hardin Boulevard

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