



**17-171MRP**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 4R and 5, Block A, of Skyline / 380 Addition, Located on the West Side of Skyline Drive and on the North Side of U.S. Highway 380 (University Drive)

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** November 28, 2017

**DEPARTMENT:** Planning

**CONTACT:** Danielle Quintanilla, Planner I  
Samantha Pickett, AICP, Planning Manager  
Brian Lockley, AICP, CPM, Director of Planning

**APPLICATION SUBMITTAL DATE:** June 12, 2017 (Original Application)  
October 2, 2017 (Revised Submittal)  
October 16, 2017 (Revised Submittal)  
October 24, 2017 (Revised Submittal)  
November 13, 2017 (Revised Submittal)

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed minor 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 Minor Replat Approval Checklist, attached.
2. The applicant revise the plat to provide filing information for all off-site easements, including right-of-way dedication.
3. The applicant revise the plat to provide updated filing information for Skyline Drive.
4. The applicant revise the owner's signature block to include both entities of ownership.

**ITEM SUMMARY:** The applicant is proposing to subdivide one lot into two lots, proposed Lot 4R (approximately 1.17 acres) and proposed Lot 5 (approximately 11.58 acres).

**PLATTING STATUS:** The subject property is currently platted as Lot 4, Block A of the Skyline/380 Addition. Upon approval of this minor replat, this plat shall be the active plat for the property and all previously approved plats (14-274PFR and 15-061RP) for the subject property shall be inactive.

**ZONING:**

| Location         | Zoning District (Permitted Land Uses)                                                                                                                                                                                          | Existing Land Use                              |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| 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  | Autozone, Raytheon and Undeveloped Land        |
| East             | "PD" - Planned Development District Ordinance No. 97-06-35 (Residential and Commercial Uses) and "CC" - Corridor Commercial Overlay District                                                                                   | Skyline Villas Apartments and Undeveloped Land |
| West             | "C2" - Local Commercial District (Commercial Uses) and "CC" - Corridor Commercial Overlay District                                                                                                                             | Undeveloped Land                               |

**ACCESS/CIRCULATION:**

Adjacent Streets: U.S. Highway 380 (University Drive), Variable 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, 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 U.S. Highway 380 (University Drive) and Skyline Drive                         |
| 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         |

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying 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, 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. 2017-02-021) |
| 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 not received any comments either in opposition to or in support of the proposed minor replat.

**SUPPORTING MATERIALS:**

[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Minor Replat](#)

PowerPoint Presentation