



18-0183MRP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 7R3 and 9, Block A of the Adriatica Addition, Located on the East Side of South Stonebridge Drive and on the North Side of Mediterranean Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: September 25, 2018

DEPARTMENT: Planning

CONTACT: Melissa Spriegel, AICP, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Interim Director of Planning

APPLICATION SUBMITTAL DATE: June 26, 2018 (Original Application)
September 4, 2018 (Revised Submittal)
September 7, 2018 (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 and easements by separate instrument.
3. The applicant revise the plat to label all existing easements on site.

ITEM SUMMARY: The applicant is proposing to replat one lot into two lots, Lot 7R3 (approximately 4.52 acres) and Lot 9 (approximately 0.31 acres).

PLATTING STATUS: The subject property is currently platted as Lot 7R2, Block A of

the Adriatica Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2012-12-061 and "PD" - Planned Development District Ordinance No. 2010-11-052 (Mixed Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2012-12-061 and "PD" - Planned Development District Ordinance No. 2010-11-052 (Mixed Uses)	Kastel at Adriatica Office
South	"PD" - Planned Development District Ordinance No. 2010-11-052 (Mixed Uses) and "PD" - Planned Development District Ordinance No. 2006-11-129 (Single Family Residential Uses)	Villa Adriatica Subdivision and Adriatica Audiology and Hearing Centers
East	"PD" - Planned Development District Ordinance No. 2012-12-061 (Mixed Uses)	St. Pauls Square at Adriatica Apartments and Adriatica Office Condos
West	"PD" - Planned Development District Ordinance No. 2003-02-015 (Golf Course Uses) and Specific Use Permit Ordinance No. 1788 (Private Club Uses)	Stonebridge Country Club

ACCESS/CIRCULATION:

Adjacent Streets: S. Stonebridge Drive, 140' Right-of-Way, Greenway Arterial
Mediterranean Drive, 64' 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 Mediterranean Drive
Hike and Bike Trails: Required along Stonebridge Drive
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](#)
[Presentation](#)