

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R1 and 1R2, Block A, of The Highlands Addition, Located Approximately 300 Feet North of Eldorado Parkway and on the East Side of Orchid 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 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 Plat/Replat Approval Checklist, attached.
2. The applicant revise the title block to list the addition name above the lots and block.
3. The applicant revise the title block to state “being a replat of Lot 1R, Block A, of The Highlands Addition”.
4. The applicant revise the plat to provide the standard plat note (“All proposed lots situated in whole or in part within the City’s corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the Subdivision Ordinance”) on the second page.

APPLICATION SUBMITTAL DATE: April 27, 2015 (Original Application)
May 8, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide one lot (approximately 32.94 acres) into two lots for an existing church and a proposed assisted living facility. The applicant has submitted an associated site plan for an assisted living facility (13-274SP – Oxford Assisted Living) on proposed Lot 1R2, which is currently under Staff’s review.

PLATTING STATUS: The subject property is currently platted (08-006AP) as Lot 1R, Block A of the Highlands Addition. Subsequent to the approval of the preliminary-final replat, a record plat or plats, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a certificate of occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" – Planned Development District Ordinance No. 2013-12-114 (Single Family Residential, Place of Worship, and Assisted Living Uses)	Christ Fellowship Church and Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 99-02-24 and "PD" – Planned Development District Ordinance No. 96-12-61 (Single Family Residential Uses)	Future Enclave at Hidden Creek Subdivision
South	"PD" – Planned Development District Ordinance No. 95-06-27 (Commercial Uses), "SUP" – Specific Use Permit Ordinance No. 2013-07-066 (Private Club Use) and "SUP" – Specific Use Permit Ordinance No. 2002-10-100 (Private Club Use)	Orchid Shopping Center, Taco Bueno, Christian Brothers Automotive, Parkway Auto Spa & Detail Center, Calloway Nursery, and Goodyear Auto Service Center
East	"PD" – Planned Development District Ordinance No. 94-06-18 (Single Family Residential Uses), "AG" – Agricultural District (Agricultural Uses), and "PD" – Planned Development District Ordinance No. 95-06-27 (Commercial Uses)	Pheasant Run #2 Subdivision, Williams Cemetery, and Undeveloped Land
West	"PD" – Planned Development District Ordinance No. 96-12-61 (Commercial and General Residential Uses) and "PD" – Planned Development District Ordinance No. 95-06-27 (Commercial Uses)	Saxon Woods Apartments, Zenith Elite Gymnastics, and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Orchid Drive, 60' Right-of-Way, Collector

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

PUBLIC IMPROVEMENTS:

Sidewalks: Existing along Orchid 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)

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

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