

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Senior Planner

**FROM:** Alex Glushko, Planner II

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf Hunter Alma Eldorado, L.P., for Approval of a Preliminary-Final Replat for Lots 1R and 2, Block B, of the Parcel 1017-1018 Addition, Approximately 5.72 Acres, Located on the Southwest Corner of Eldorado Parkway and Alma Road.

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

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary-final replat with the following conditions:

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

Prior to filing the plat for record:

2. The applicant revise the plat to provide a "Pedestrian, Bicycle, and Access Easement" for any portions of the proposed Hike and Bike Trail located outside of the right-of-way.

**APPLICATION SUBMITTAL DATE:** August 27, 2012 (Original Application)  
September 10, 2012 (Revised Submittal)  
September 19, 2012 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 5.72 acres into two lots, Lot 1R and Lot 2, Block B, of the Parcel 1017-1018 Addition, located on the southwest corner of Eldorado Parkway and Alma Road. The applicant has submitted an associated access management plan (12-165AMP), which has been approved by Staff. The applicant has also submitted an associated site plan (12-167SP), which is currently under review by Staff, with the purpose of ultimately developing five retail/clinical use buildings.

**PLATTING STATUS:** The subject property is currently platted as Lot 1, Block B, of the Parcel 1017-1018 Addition. The applicant is proposing to subdivide Lot 1 into two lots, Lot 1R and Lot 2. Subsequent to the approval of the preliminary-final plat, 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 building permit.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: "PD" – Planned Development District Ordinance No. 05-11-114 (Retail Uses)

North	"PD" – Planned Development District Ordinance No. 1997-06-036 (School and Office Uses)	Montessori School and Medical Offices
South	"PD" – Planned Development District Ordinance No. 05-11-114 (Multi-Family Uses)	Villas at Willow Grove
East	"PD" – Planned Development District Ordinance No. 2003-02-015 (Community Park)	Gabe Nesbitt Community Park
West	"PD" – Planned Development District Ordinance No. 05-11-114 (Retail Uses)	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Eldorado Parkway, 120-foot Right-of-Way, 4-Lane Greenway Arterial  
Alma Road, 120-foot Right-of-Way, 4-Lane Greenway Arterial  
Willow Grove Boulevard, 75-foot Right-of-Way, Collector

Discussion: The proposed plat conforms to the approved access management plan (12-165AMP) which reflects two direct access points from Eldorado Parkway, one direct access point from Alma Road, and one direct access point from Willow Grove Boulevard. Cross-access between the two proposed lots (Lot 1R and Lot 2) and future access from Lot 2 to the lot to the south of the subject property is also reflected on the associated access management plan. Cross-access between the two proposed lots (Lot 1R and Lot 2) has been provided by way of a fire lane, mutual access, drainage and utility easement. Furthermore, the proposed plat reflects the required right-of-way dedication for a future right turn lane on Eldorado Parkway, necessitated by the future proposed development.

**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 Arborist. The applicant will also be responsible for applying for all necessary permits for any tree removal that is to occur on site.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Alma Road

Hike and Bike Trails: Required along Eldorado Parkway

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 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, 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. 2008-10-173)

Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: As determined by the City Engineer

**CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP):** The proposed request does not conflict with the Master Thoroughfare Plan.

**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 Replat Approval Checklist
- Maps
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation

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**Action:**