

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

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 2R, 3, 4, and 5, Block B, of the Parcel 1017-1018 Addition, Being Fewer than 5 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.

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 reflect right-of-way dedication for a right-hand turn lane along Eldorado Parkway, subject to the review and approval of the City Engineer.
3. The applicant revise the plat to indicate all fire lane radii.
4. The applicant revise the water easement on proposed Lot 4 to be a minimum of 15 feet, as to 10 feet as shown.
5. The applicant revise the purpose statement on the plat to read, "The purpose of this preliminary-final replat is to divide Lot 2 into separate lots and establish easements to allow development."

APPLICATION SUBMITTAL DATE: January 14, 2013 (Original Application)
January 29, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 4.38 acres into four lots, Lot 2R, 3, 4, and 5, Block B, of the Parcel 1017-1018 Addition, located on the southwest corner of Eldorado Parkway and Alma Road. The applicant has also submitted an associated site plan (13-005SP), which is currently under review by Staff, with the purpose of developing an automotive repair facility on Lot 4.

PLATTING STATUS: The subject property is currently platted as Lot 2, Block B, of the Parcel 1017-1018 Addition. The applicant is proposing to subdivide Lot 2 into four lots, Lot 2R, 3, 4, and 5. 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 Certificate of Occupancy.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2005-11-114 (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. 2005-11-114 (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. 2005-11-114 (Retail Uses)	Eldorado and Alma Clinic

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

Discussion: The proposed plat reflects two direct access points from Eldorado Parkway, and one direct access point from Alma Road. Cross-access between the four proposed lots (Lot 2R, 3, 4, and 5) as well as existing Lot 1R, to the west has been provided by way of a fire lane, mutual access, drainage and utility easement. Additionally, access to Willow Grove Boulevard to the west has also been provided by way of a fire lane, mutual access, drainage and utility easement. Future access to the

southern adjacent lot has been provided by way of a fire lane, mutual access, drainage and utility easement on proposed Lot 5.

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:

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| 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:

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| 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
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation

Action: