

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lot 3R1, Block A, of Parcel 905 Addition, Being Fewer than 8 Acres, Located Approximately 720 Feet North of Eldorado Parkway and on the East Side of Alma Road

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

STAFF RECOMMENDATION: Staff recommends approval of the proposed minor 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 Minor Plat/Replat Approval Checklist, attached.
2. The applicant revise the plat to ghost in the existing lot information.
3. The applicant revise the plat to provide water easements along the fire lane/mutual access easement for the fire hydrants and water meters.
4. The applicant revise the plat to remove the dash from the lot number (i.e., Lot 3R-1 to 3R1).
5. The applicant revise the title block to include the addition name with the existing lot information.

APPLICATION SUBMITTAL DATE: September 29, 2014 (Original Application)
October 22, 2014 (Revised Submittal)
January 8, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to combine two existing lots, Lot 3R (approximately 5.25 acres) and Lot 4 (approximately 2.04 acres) into one lot, proposed Lot 3R1, totaling approximately 7.30 acres. There is approved site plan (14-277SP) for a senior multi-family residential development (Emerald Cottages) on the subject property.

PLATTING STATUS: A portion of the subject property is currently platted Lot 3R, Block A, of the Parcel 905 Addition; the remaining portion of the subject property is conveyance platted as Lot 4, Block A of the Parcel 905 Addition. Subsequent to the approval of the minor replat, the plat 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. 2014-07-047 (Senior Multi-Family Residential Uses) | Undeveloped Land |
| North | "PD" – Planned Development District Ordinance No. 97-06-036 and "PD" – Planned Development District Ordinance No. 2001-02-014 (Single Family Residential Uses) | Stanford Meadow Subdivision and Parkview Estates Subdivision |
| South | "PD" – Planned Development District Ordinance No. 2009-01-005 and "PD" – Planned Development District Ordinance No. 97-06-036 (Office Uses) | Stonefield Assisted Living and Memory Care and Undeveloped Land |
| East | "PD" – Planned Development District Ordinance No. 2001-02-014 (Single Family Residential Uses) | Parkview Estates Subdivision |
| West | "PD" – Planned Development District Ordinance No. 2001-09-115 (Single Family Residential Uses) | Canyon Estates Subdivision |

ACCESS/CIRCULATION:

Adjacent Streets: Alma Road, 100' Right-of-Way, Minor Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Alma Road

Hike and Bike Trails: Not Required

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: Not Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Not 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 Minor Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- PowerPoint Presentation