

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Leo Bethge, Planner I

SUBJECT: Consider/Discuss/Act on the Request by Hudson Crossing Condos, on Behalf of KAT Realty Ventures, L.L.C. and Eurick Real Estate, L.L.C., for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Hudson Crossing Condos Addition, Being Fewer than 4 Acres, Located on the West Side of Hudson Crossing and Approximately 450 Feet South of Eldorado Parkway

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

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

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

APPLICATION SUBMITTAL DATE: May 28, 2013 (Original Application)
June 10, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 3.57 of land into two lots; one approximately 1.60 lot (Lot 1) for four office buildings and one approximately 1.98 acre lot (Lot 2) for an additional three office buildings, located on the west side of Hudson Crossing and south of Eldorado Parkway.

PLATTING STATUS: The subject property was previously platted as a 3 lot preliminary-final plat in April 2008 for the southwest corner of Eldorado Parkway and Hudson Crossing, and followed up in October 2009 with a 4 lot preliminary-final plat. 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 No. 98-11-59 (Office Uses)

North	“PD” – Planned Development District Ordinance No. 2011-05-041 (Commercial Uses) and “SUP” – Specific Use Permit Ordinance. No. 2011-06-043 (Restaurant with Drive Through)	Undeveloped and Future Braum’s Ice Cream
South	“PD” – Planned Development District Ordinance No. 98-11-59 (Office Uses)	Riddle Street Montessori School
East	“PD” - Planned Development District Ordinance No. 99-05-44 (Office Uses)	Undeveloped
West	“PD” – Planned Development District Ordinance No. 98-11-59 (Office Use)	Texas Best Gymnastics and McKinney Executive Suites
	“PD” – Planned Development District Ordinance No. 98-11-59 (Multi-family Residential Use)	Villas of Eldorado Apartments

ACCESS/CIRCULATION:

Adjacent Streets: Hudson Crossing, 60’ Right-of-Way, 2-Lane Commercial Collector

Discussion: The subject property has one direct access to Hudson Crossing as well as cross access to the property to the south via mutual access and fire lane easements. The property also has indirect access to Eldorado Parkway through a mutual access and fire lane easement that straddles the northern property line of the subject property with access.

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 Hudson Crossing

Hike and Bike Trails: Not Required

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

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: Not Applicable

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 Plat Approval Checklist
- Maps
- Letter of Intent
- Proposed Preliminary-Final Plat