

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Samantha Pickett, Planner II

**SUBJECT:** Consider/Discuss/Act on the Request for Approval of a Preliminary-Final Plat for Lot 15, Block A, of Stonebridge Parcel 903 Addition, Located on the North Side of Eldorado Parkway and Approximately 900 Feet East of Stonebridge Drive

**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 condition, 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.

**APPLICATION SUBMITTAL DATE:** August 25, 2014 (Original Application)  
September 8, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to plat the subject property (approximately 0.73 acres) for development. The applicant received approval of the associated site plan (14-216SP) at the September 23, 2014 Planning and Zoning Commission meeting.

**PLATTING STATUS:** The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat/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
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Subject Property	“PD” – Planned Development District Ordinance No. 97-06-36 (Retail Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 97-06-36 (Retail Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2005-11-114 (Retail Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 97-06-36 (Retail Uses)	Children’s Dentistry and Chiropractic Wellness Center
West	“PD” – Planned Development District Ordinance No. 97-06-36 (Retail Uses)	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Eldorado Parkway, 120’ Right-of-Way, Greenway Arterial

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

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Eldorado Parkway

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

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) (waived per Stonebridge Development Agreement)

Utility Impact Fees: Not Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) (waived per Stonebridge Development Agreement)

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 Plat