

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Steven Duong, Planner I

**SUBJECT:** Consider/Discuss/Act on the Request by Texas Development Services, on Behalf of Victory 380 Investments, L.L.C., for Approval of a Preliminary-Final Plat for Lots 1-3, Block A, of the Victory-Belterra Addition, Being Fewer than 2 Acres, Located on the Northeast Corner of Lake Forest Drive and U.S. Highway 380 (University Drive)

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

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**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.

Prior to filing the plat for record:

2. The applicant revise the plat to provide all filing information for easements within 200' of the subject property.
3. The applicant revise the plat to provide filing information for all easements dedicated by separate instrument.
4. The applicant revise the plat to show the erosion hazard setback easement lines.
5. The applicant revise the plat to show a 20' wide pedestrian, bicycle, and access easement along the north side of U.S. 380 (University Drive) for a Hike and Bike Trail. If the trail is placed within right-of-way, no easement will be required.

**APPLICATION SUBMITTAL DATE:** March 24, 2014 (Original Application)  
April 8, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 35.30 acres into three lots, located on the northeast corner of Lake Forest Drive and U.S. Highway 380 (University Drive). As associated site plan for a Walgreens (13-270SP) has been approved by the Planning and Zoning Commission for this property.

**PLATTING STATUS:** The subject property is currently unplatted. 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. 2012-08-037 and "CC" – Corridor Commercial Overlay District

North	"PD" – Planned Development District Ordinance No. 2012-08-037, "PD" – Planned Development District Ordinance No. 1478, and "CC" – Corridor Commercial Overlay District	Highridge Subdivision
South	"PD" – Planned Development District Ordinance No. 2001-03-028, "PD" – Planned Development District Ordinance No. 2002-05-050, "PD" – Planned Development District Ordinance No. 98-11-63, "PD" – Planned Development District Ordinance No. 92-02-01, and "CC" – Corridor Commercial Overlay District (Office, Light Manufacturing, and Commercial Uses)	Valero, Family Health Center, Lake Forest Dental, Rice Pot Express
East	"AG" – Agricultural District and "CC" – Corridor Commercial Overlay District	Undeveloped Land
West	"PD" – Planned Development District Ordinance No. 2007-07-068 and "CC" – Corridor Commercial Overlay District	Baylor Medical Center

**ACCESS/CIRCULATION:**

Adjacent Streets: Lake Forest Drive, 120' Right-of-Way, 4 Lane Greenway Arterial  
U.S. Highway 380 (University Drive), Major Regional Highway

Discussion: The subject property will have access to U.S. Highway 380 (University Drive) and Lake Forest Drive via a series of mutual access easements.

**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 Lake Forest Drive
- Hike and Bike Trails: Required along the north side of U.S. 380 (University Drive).
- 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. Prior to filing the plat for record, the applicant will need to provide a 20' wide pedestrian, bicycle, and access easement on the plat if the Hike and Bike Trail is not permitted to be located within TXDOT right-of-way.

**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. 2013-11-108)
- Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)
- Median Landscape Fees: Required along Lake Forest Drive **(\$16,406.70)**
- Park Land Dedication Fees: Not Applicable
- Pro-Rata: Applicable **(Estimated at \$116,891.36 for a 12" Water Line)**

**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
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat