

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1, 3 and 4, Block A, of the Lake Forest Addition, Located on the East Side of Lake Forest Drive and on the North Side of U.S. Highway 380 (University 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 conditions, which must be satisfied prior to filing the plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.
2. The applicant revise the plat to show filing information for all off-site easements or easements filed by separate instrument.
3. The applicant revise the plat to remove Lot 2, Block A, of the Victory/Belterra Addition from within the subject property limits.

APPLICATION SUBMITTAL DATE: September 15, 2014 (Original Application)
September 30, 2014 (Revised Submittal)
October 14, 2014 (Revised Submittal)
October 20, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 33.73 acres into three lots, located on the east side of Lake Forest Drive and on the north side of U.S. Highway 380 (University Drive). The applicant has submitted a site plan for a drive-thru restaurant (Taco Bell) on proposed Lot 3 (14-181SP), which Staff approved on August 15, 2014.

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. 1487, and “CC” – Corridor Commercial Overlay District (Single Family Residential and Office Uses)	Belterra Health and Rehab Center, Highridge Subdivision, and Undeveloped Land
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South	“C” – Planned Center District, PD” – Planned Development District Ordinance No. 2012-08-037, PD” – Planned Development District Ordinance No. 2008-05-052, “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 (Light Manufacturing, Commercial and Office Uses)	Diamond Shamrock Convenience Store, 380 Lake Forest Shopping Center, Advantage Self-Storage, Starpoint Plumbing, 380 West Animal Hospital, Cornerstone Offices, and Undeveloped Land
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East	“AG” – Agricultural District (Agricultural Uses)	Undeveloped Land
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West	“PD” – Planned Development District Ordinance No. 2007-07-068 and “CC” – Corridor Commercial Overlay District (Commercial Uses)	Baylor Medical Center
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ACCESS/CIRCULATION:

Adjacent Streets: Lake Forest Drive, Variable Width Right-of-Way, Major Arterial

U.S. Highway 380 (University Drive), Variable Width Right-of-Way, Principal Arterial

Discussion: Proposed Lot 1 has direct access to Lake Forest Drive and U.S. Highway 380; proposed Lots 3 and 4 have direct access to U.S. Highway 380.

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 U.S. Highway 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.

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: Applicable along Lake Forest Drive

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 Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat