

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Brandon Opiela, Senior Planner

SUBJECT: Consider/Discuss/Act on the Request by BBV Texas Development, L.L.C. and Kayasa Family, Ltd., for Approval of a Preliminary-Final Plat for Lots 1-3, Block A, of the Belterra Addition, Approximately 45.82 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.

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: August 27, 2012 (Original Application)
September 10, 2012 (Revised Submittal)
September 19, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 45.82 acres into 3 lots, located on the northeast corner of Lake Forest Drive and U.S. Highway 380 (University Drive).

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 building permit.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District No. 2012-08-037 (Commercial and Office Uses) and "CC" – Corridor Commercial Overlay District

North	"PD" – Planned Development District Ordinance No. 1478 (Residential and Uses)	Highridge Subdivision and Undeveloped Land
South	"C" – Planned Center and "CC" – Corridor Commercial Overlay District	Valero Fuel Station and Convenience Store and Shopping Center
	"PD" – Planned Development District Ordinance No. 2008-05-052 (Mini-warehouse Uses) and "CC" – Corridor Commercial Overlay District	Lake Forest Advantage Self Storage
	"PD" – Planned Development District Ordinance No. 2002-05-050 (Commercial Uses) and "CC" – Corridor Commercial Overlay District	Vacant Commercial Buildings and 380 West Animal Hospital
	"PD" – Planned Development District Ordinance No. 98-11-063 (Commercial Uses) and "CC" – Corridor Commercial Overlay District	Professional Offices
	"PD" – Planned Development District Ordinance No. 92-02-01 (Industrial and Commercial Uses) and "CC" – Corridor Commercial Overlay District	Single-Family Residence
East	"AG" – Agricultural District and "CC" – Corridor Commercial Overlay District	Undeveloped Land
West	"PD" – Planned Development District Ordinance No. 2007-07-068 (Medical Office Uses) and "CC" – Corridor Commercial Overlay District	Baylor Medical Center at McKinney

ACCESS/CIRCULATION:

Adjacent Streets: Lake Forest Drive, 120' Right-of-Way, Major Arterial (M6D)

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

Discussion: Per the approved access management plan for the property (12-148AMP), proposed Lots 3 and 1 will have direct access to Lake Forest Drive and U.S. Highway

380 (University Drive) and Lot 2 will be served indirect access via a mutual access/firelane 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 and U.S. Highway 380
Hike and Bike Trails:	Required along the north side of U.S. Highway 380
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. 2008-10-173)
Utility Impact Fees:	Applicable (Ordinance No. 2008-10-174)
Median Landscape Fees:	Required 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 Approval Checklist
- Maps
- Letter of Intent
- Proposed Preliminary-Final Plat

Action: