

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner I

SUBJECT: Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of The Samaritan Inn, for Approval of a Preliminary-Final Plat for Lot 1, Block A, of the Samaritan Inn Addition, Being Fewer than 16 Acres, Located on the East Side of State Highway 5 (McDonald Street) and Approximately 400 Feet South of Interchange 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:

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

APPLICATION SUBMITTAL DATE: March 10, 2014 (Original Application)
March 25, 2014 (Revised Submittal)
April 9, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to plat the subject property (approximately 15.56 acres) for development. An associated site plan (14-071SP) for a homeless shelter, day care, and retail uses is currently under Staff's review.

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. 2013-02-016 (Homeless Shelter and Commercial Uses)

North "PD" – Planned Development District Interchange Business

	Ordinance No. 1465 (Light Manufacturing Uses)	Park #1
South	“ML” – Light Manufacturing District (Light Manufacturing Uses)	Power House Business Park
East	“ML” – Light Manufacturing District (Light Manufacturing Uses)	Interchange Business Park #2
West	“ML” – Light Manufacturing District (Light Manufacturing Uses)	Highway 5 Depot and Oncor Electric Delivery Company

ACCESS/CIRCULATION:

Adjacent Streets: State Highway 5 (McDonald Street), Variable Width Right-of-Way, Major Arterial

Discussion: The subject property will have two points of access via State Highway 5 (McDonald Street).

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 State Highway 5 (McDonald Street)

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, 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: Not Applicable

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