

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of VCIM Partners, L.P., for Approval of a Preliminary-Final Plat for Lots 1R and 2R, Block A, of the Vantrust Office Complex Addition, Being Less than 16 Acres, Located on the Southwest Corner Henneman Way and Weiskopf Avenue

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.

Prior to filing the plat for record:

2. The applicant revise the plat to show the filing information for each of the lots shown on the associated conveyance plat (12-238CVP).
3. The applicant revise the plat to state, "PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY".
4. The applicant revise the plat to add the standard note, "All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance."
5. The applicant revise the plat to remove the preliminary-final replat definition paragraph.

APPLICATION SUBMITTAL DATE: December 10, 2012 (Original Application)
December 21, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to develop the subject property as two lots, Lot 1R (approximately 8.79 acres) and Lot 2R (approximately 7.08 acres), Block A, of the Vantrust Office Complex Addition, located on the southwest corner of Henneman Way and Weiskopf Avenue.

PLATTING STATUS: The subject property is currently unplatted. An associated conveyance plat (12-238CVP) was approved by the Planning and Zoning Commission on January 8, 2013. 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 Ordinance No. 2001-02-017 (Office Uses), "CC" – Corridor Commercial Overlay District and "REC" – Regional Employment Center Overlay District

North	"PD" – Planned Development District Ordinance No. 2001-02-017 (Office Uses) and "REC" - Regional Employment Center Overlay District	Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 2001-02-017 (Office Uses), "CC" – Corridor Commercial Overlay District and "REC" - Regional Employment Center Overlay District	Medical Center at Craig Ranch and Shea Office Complex at Craig Ranch
East	"PD" – Planned Development District Ordinance No. 2008-06-054 (Office Uses), "PD" – Planned Development District Ordinance No. 2001-02-017 (Office Uses), "CC" – Corridor Commercial Overlay District and "REC" - Regional Employment Center Overlay District	Undeveloped Land
West	"PD" – Planned Development District Ordinance No. 2001-02-017 (Golf Course Use), "CC" – Corridor Commercial Overlay District and "REC" - Regional Employment Center Overlay District	TPC at Craig Ranch

ACCESS/CIRCULATION:

Adjacent Streets: Henneman Way, 60-Foot Right-of-Way, 2-Lane Collector
Weiskopf Avenue, 60-Foot Right-of-Way, 2-Lane Collector
Ben Hogan Way, 60-Foot Right-of-Way, 2-Lane Collector
TPC Drive, 60-Foot Right-of-Way, 2-Lane Collector

Discussion: The subject property has frontage along Henneman Way, Weiskopf Avenue, Ben Hogan Way, and TPC Drive. There are five proposed points of access to the property; two along TPC Drive and one along Ben Hogan Way, Weiskopf Avenue and Henneman Way. The final location of all access points will be determined through the site plan process.

TREE PRESERVATION ORDINANCE: The applicant submitted an Affidavit of No Trees and has received approval from the City Arborist.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along TPC Drive, Henneman Way, Weiskopf Avenue, and Ben Hogan Way
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. 2008-10-173)
Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

Median Landscape Fees: Not Required

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

Action: