

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 Cates Clark & Associates, on Behalf of 810/810 Ventures at Stonebridge Ranch, Ltd., for Approval of a Preliminary-Final Plat for Lots 1-3, Block A, of the Eldorado Corners Addition, Being Fewer than 27 Acres, Located on the Northeast Corner of Custer Road and Eldorado Parkway

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 100 year fully developed floodplain along with an erosion hazard setback line, subject to the review and approval of the City Engineer.

APPLICATION SUBMITTAL DATE: March 10, 2014 (Original Application)
March 28, 2014 (Revised Submittal)
April 3, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 26.3 acres into three lots, located on the northeast corner of Custer Road and Eldorado Parkway. As associated site plan for a grocery store (14-063SP) has been submitted and is currently under review by Staff.

PLATTING STATUS: The subject property is currently unplatted. However, an existing boundary plat has been filed. 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. 2014-03-017
(Neighborhood Business Uses)

North	"PD" – Planned Development District Ordinance No. 2003-02-015 (Single Family Residential Uses)	Fountainview Subdivision
South	"PD" – Planned Development District Ordinance No. 2003-02-015 and "PD" – Planned Development District Ordinance No. 2005-10-110 (Office Uses)	United American Insurance Co
East	"PD" – Planned Development District Ordinance No. 2004-09-101 (Office Uses)	Baybrooke Village Care and Rehab Center
West	"PD" – Planned Development District Ordinance No. 2003-02-015 (Neighborhood Business Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Eldorado Parkway, 130' Right-of-Way, 4 Lane Greenway Arterial
Custer Road, 130' Right-of-Way, 6 Lane Principal Arterial

Discussion: Proposed Lot 1 and Lot 2 will have access to Eldorado Parkway and Custer Road via direct frontage or mutual access easements. Lot 3 will have frontage along Eldorado Parkway and Orion Drive and access will be determined during the site plan process.

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 Eldorado Parkway, Custer Road and Orion Road

Hike and Bike Trails: Not Applicable

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) **(None due per Stonebridge Development Agreement)**

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) **(None due per Stonebridge Development Agreement)**

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: Not Applicable

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