

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 Pogue Engineering & Development Company, Inc., on Behalf of Cosmetic & Family Dentistry, for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Virginia Village Addition, Being Fewer than 2 Acres, Located on the Southwest Corner of Virginia Parkway and Village 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: January 14, 2013 (Original Application)
January 28, 2013 (Revised Submittal)
February 8, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide the subject property into two lots, Lot 1 (approximately 0.64 acres) and Lot 2 (approximately 0.95 acres), Block A of the Virginia Village Addition, located at the southwest corner of Virginia Parkway and Village Drive. An associated site plan (13-007SP) for the subject property is currently being reviewed by Staff and proposes to build an office building on Lot 1 and build another office building on Lot 2 in the future.

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. 97-05-33 (Tract 5 - Office Uses)

North	“PD” – Planned Development District Ordinance No. 94-09-33 (Single Family Residential)	Villages of Lake Forest Subdivision
South	“PD” – Planned Development District Ordinance No. 96-11-47 (Single Family Residential)	Stone Brooke Crossing Subdivision
East	“PD” – Planned Development District Ordinance No. 97-05-33 (Office Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 97-05-33 (Office Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Virginia Parkway, 120’ Right-of-Way, 6-lane Major Arterial Roadway
Village Drive, 60’ Right-of-Way, Collector

Discussion: The subject property has frontage along Virginia Parkway and Village Drive. There is one proposed point of access along Virginia Parkway. Cross access via a mutual access drive is also being provided to the adjacent property to the west. The final location of all access points will be determined through 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: Existing along Virginia Parkway and Village Drive
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: Required along Virginia Parkway

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: