

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R2, 2R2, 3-15, Block B of the Wilson Creek Crossing Addition, Located on the Southwest Corner of U.S. Highway 380 (University Drive) and Lake Forest 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, which must be satisfied prior to filing a plat for record:

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

APPLICATION SUBMITTAL DATE: May 16, 2016 (Original Application)
 May 31, 2016 (Revised Submittal)
 June 14, 2016 (Revised Submittal)
 June 28, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 62.69 acres into 15 lots for commercial uses.

PLATTING STATUS: The subject property is currently conveyance platted as Lots 1 and 2, Block B of the Wilson Creek Crossing.

An associated conveyance plat (16-152CVP) was approved by the Planning and Zoning Commission on June 28, 2016.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use

Subject Property	“BG” – General Business (Commercial Uses), and “CC” – Corridor Commercial Overlay District	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2007-07-068 (Commercial Uses), and “CC” – Corridor Commercial Overlay District	Baylor Hospital
South	“PD” – Planned Development District Ordinance No. 2002-04-028 (Residential Uses), and “AG” – Agricultural District (Agricultural Uses)	Brookview Subdivision and Undeveloped Land
East	“C” – Planned Center District (Commercial Uses), “PD” – Planned Development District Ordinance No. 2013-06-053 (Commercial Uses), “PD” – Planned Development District Ordinance No. 2010-06-016 (Commercial Uses) and “CC” – Corridor Commercial Overlay District	Corner Store, Subway, Chicken Express, McKinney Pediatrics, Carrie D. Alfieri Optometry
West	“BG” – General Business (Commercial Uses), “AG” – Agricultural District (Agricultural Uses) and “CC” – Corridor Commercial Overlay District	Wilson Creek Professional Park and Undeveloped Land

ACCESS/CIRCULATION:

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

Lake Forest, 120’ Right-of-Way, Greenway Arterial

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along U.S. Highway 380 (University Drive) and Lake Forest Drive

Hike and Bike Trails: Required along Lake Forest Drive

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.

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: Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: As Determined by the City Engineer

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