

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R – 5R, Block A, of the Vigor-Eldorado Addition, Located on the South Side of Eldorado Parkway and on the East Side of Ridge Road

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final replat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final replat with the following condition, 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/Replat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: May 11, 2015 (Original Application)
June 1, 2015 (Revised Submittal)
June 8, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide existing Lot 2 (approximately 13.34 acres) into five lots for future commercial and townhome residential uses.

PLATTING STATUS: The subject property is currently platted as Lot 2, Block A, of the Vigor-Eldorado Addition. Subsequent to the approval of the preliminary-final replat, 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 and/or certificate of occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2015-05-038 (Single Family Residential Uses), “PD” – Planned Development District Ordinance No. 98-11-59 (Retail Uses), “SUP” – Specific Use Permit Ordinance No. 2015-04-027 (Restaurant with Drive Through Window), “SUP” – Specific Use Permit Ordinance No. 2015-04-028 (Restaurant with Drive Through Window), and “SUP” – Specific Use Permit Ordinance No. 2015-04-029 (Restaurant with Drive Through Window)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 98-11-59 (Retail Uses), “PD” – Planned Development District Ordinance No. 97-06-36 (Retail Uses), “SUP” – Specific Use Permit Ordinance No. 2002-11-114 (Fuel Pumps), and “SUP” – Specific Use Permit Ordinance No. 2003-11-098 (Private Club)	Citi Bank, Market Street Fuel Station, Market Street, and Prosperity Bank
South	“PD” – Planned Development District Ordinance No. 98-08-41 (Single Family Residential Uses)	Pine Ridge Estates Subdivision
East	“PD” – Planned Development District Ordinance No. 98-08-41 (Single Family Residential Uses)	Pine Ridge Estates Subdivision
West	“PD” – Planned Development District Ordinance No. 2012-08-041 and “PD” – Planned Development District Ordinance No. 2011-05-027 (Office Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Eldorado Parkway, 120' Right-of-Way, Greenway Arterial

Ridge Road, 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 Eldorado Parkway and Ridge Road

Hike and Bike Trails: Not Required

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: Not 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/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation