

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Consider/Discuss/Act on the Request on a Preliminary-Final Plat for Lot 1, Block A, of the Samaritan Inn Addition, Located Approximately 350 Feet North of Interchange Drive and on the East Side of State Highway 5 (McDonald Street)

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 condition:

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

APPLICATION SUBMITTAL DATE: January 29, 2015 (Original Application)
August 13, 2015 (Revised Submittal)
August 18, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to plat the subject property (approximately 15.56 acres) as one lot for development. An associated site plan (14-071SP) for the first phase of the development, including a homeless shelter and day care has been approved by Staff.

Please note that a preliminary-final plat (14-070PF) for the subject property was submitted and approved previously; however, as a record plat was not submitted within six months of the preliminary-final plat approval, a new preliminary-final plat must be submitted and approved by the Planning and Zoning Commission.

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.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2013-02-016 (Homeless Shelter and Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 1465 (Light Manufacturing Uses)	Interchange Business Park #1
South	“ML” – Light Manufacturing District (Light Manufacturing Uses)	Power House Business Park
East	“ML” – Light Manufacturing District (Light Manufacturing Uses)	Interchange Business Park #2
West	“ML” – Light Manufacturing District (Light Manufacturing Uses)	Highway 5 Depot and Oncor Electric Delivery Company

ACCESS/CIRCULATION:

Adjacent Streets: State Highway 5 (McDonald Street), Variable Width Right-of-Way, Major Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along State Highway 5 (McDonald Street)

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 Plat