

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Samantha Pickett, Planner I

**SUBJECT:** Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of Abernathy, Roeder, Boyd & Joplin, for Approval of a Preliminary-Final Plat for Lots 1-5, Block A, of the Verbie Hayes Addition, Being Fewer than 16 Acres, Located on the Northeast Corner of Virginia Parkway and Hardin Boulevard

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

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**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/Replat Approval Checklist, attached.

**APPLICATION SUBMITTAL DATE:** June 9, 2014 (Original Application)  
June 24, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 15.79 acres into five lots, located on the northeast corner of Virginia Parkway and Hardin Boulevard. An associated site plan (14-110SP) for a grocery store and multi-tenant retail building on proposed Lots 1 and 4 was approved by Staff on June 26, 2014.

**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. 2008-04-037  
(Commercial Uses)

North "AG" – Agricultural District Undeveloped Land

South	“AG” – Agricultural District	Undeveloped Land
East	“AG” – Agricultural District	Bonnie Wenk Park
West	“PD” – Planned Development District Ordinance No. 2010-06-018 (Commercial Uses)	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Virginia Parkway, 130’ Right-of-Way, Major Arterial

Hardin Boulevard, 120’ Right-of-Way, Greenway Arterial

Discussion: All proposed lots have either direct access to Hardin Boulevard and Virginia Parkway or access to said rights-of-way via mutual access easements.

**TREE PRESERVATION ORDINANCE:** The applicant will be responsible for complying with the Tree Preservation Ordinance, and has submitted a tree survey and tree preservation plan, subject to the review and approval of the City Landscape Architect.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Hardin Boulevard

Hike and Bike Trails: Required along Virginia Parkway

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)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees: Applicable along Virginia Parkway and Hardin Boulevard (\$25.50 per linear foot of frontage)

Park Land Dedication Fees: Not Applicable

Pro-Rata: 36" Water Line in Hardin Boulevard (\$29.86 per linear foot)  
24" Water Line in Virginia Parkway (\$61.87 per linear foot)

**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/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat