

PLANNING & ZONING COMMISSION MEETING OF 10-13-15 AGENDA ITEM #15-244PFR

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Eleana Galicia, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R2, 3, 11R and 16, Block A, of the Stonebridge Parcel 903 Addition, Located on the northeast corner of Stonebridge Drive and Eldorado Parkway

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

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary-final replat 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 Replat Approval Checklist, attached.

**APPLICATION SUBMITTAL DATE:** September 14, 2015 (Original Application)  
September 28, 2015 (Revised Submittal)  
October 1, 2015 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide two existing lots, Lot 1R (approximately 8.67 acres) and Lot 11 (approximately 3.38 acres) into 4 lots. The applicant has indicated that proposed Lot 1R2 may be conveyed in the future and developed for single family residential uses. Prior to subdividing Lot 1R2 for single family residential uses, a new preliminary-final replat will be required.

**PLATTING STATUS:** The subject property is currently platted as Lot 1R and Lot 11, Block A of the Stonebridge Parcel 903.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“PD” – Planned Development District Ordinance No. 2003-02-015 (Commercial and Single Family Residential Uses) and “PD” – Planned Development District Ordinance No. 1621 (Commercial and Single Family Residential Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2001-02-014 (Commercial Uses and Single Family Residential Uses)	Animal Care Center and Parkview Estates Subdivision
South	“PD” – Planned Development District Ordinance No. 2003-02-015 (Commercial Uses), and “SUP” – Specific Use Permit Ordinance No. 2013-12-116 (Commercial Uses)	7-Eleven, Undeveloped Land, Bahama Buck’s, and Mesa’s Mexican Grill
East	“PD” – Planned Development District Ordinance No. 2003-02-015 (Commercial Uses)	McKinney Family Medicine, McKinney Eyeworks, Metabolic Research Center, and Sigoda Orthodontics
West	“PD” – Planned Development District Ordinance No. 2008-08-076 (Commercial Uses)	Methodist McKinney Hospital

**ACCESS/CIRCULATION:**

Adjacent Streets: Stonebridge Drive, 140’ Right-of-Way, Greenway Arterial

Eldorado Parkway, 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 Stonebridge Drive and Eldorado Parkway

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) **(Waived per Stonebridge Development Agreement)**

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) **(Waived per Stonebridge Development Agreement)**

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 Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation