

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 Lot 1, Block A, of the Forest Place Addition, Located Approximately 360 Feet East of Lake Forest Drive and on the North Side of U.S. Highway 380 (University 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/Replat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: May 16, 2016 (Original Application)
May 31, 2016 (Revised Submittal)
June 13, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 1.59 acres into one lot for commercial use.

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
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Subject Property	“PD” – Planned Development District Ordinance No. 2012-08-037 (Commercial Uses), and “CC” – Corridor Commercial Overlay District	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2012-08-037 (Commercial Uses), and “CC” – Corridor Commercial Overlay District	Undeveloped Land
South	“C” – Planned Center District, “PD” – Planned Development District Ordinance No. 2002-05-050, “PD” – Planned Development District Ordinance No. 2008-05-052, and “CC” – Corridor Commercial Overlay District	Subway, Pizza Hut, 380 West Animal Hospital, Pronto Muffler & Brake North,
East	“PD” – Planned Development District Ordinance No. 2012-08-037 (Commercial Uses), and “CC” – Corridor Commercial Overlay District	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2012-08-037 (Commercial Uses), and “CC” – Corridor Commercial Overlay District	Taco Bell and Walgreens

ACCESS/CIRCULATION:

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

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)

Hike and Bike Trails: Required along U.S. Highway 380 (University 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: 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 Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat