

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Brian Lockley, AICP, Director of Planning

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary Final Replat for Lots 17R, 18 and 19, Block A, of the Village Park Phase 1A Addition, Located on the Northwest Corner of Collin McKinney Parkway and Lake Forest Drive

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 conditions, which must be satisfied prior to filing a plat for record:

1. The applicant shall revise the plat to provide the title of the representatives signing on behalf of the owning entities located in the signature block.
2. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Replat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: March 14, 2016 (Original Application)
March 28, 2016 (Revised Submittal)
March 31, 2016 (Revised Submittal)
August 3, 2016 (Revised Submittal)
August 5, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide an existing lot (approximately 3.037 acres) into 3 lots for commercial uses.

PLATTING STATUS: The subject property is currently platted as Lot 17 of the Village Park Subdivision.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	“C1” – Neighborhood Commercial District (Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2002-05-038 (Single Family Residential Uses)	Village Park Subdivision
South	“PD” – Planned Development District Ordinance No. 2006-02-010 (Commercial Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No 2000-09-066 (Commercial Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2002-05-038 (Single Family Residential Uses)	Village Park Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Collin McKinney Parkway, 120’ Width Right-of-Way, Greenway Arterial

Lake Forest Drive, 120’ 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 Lake Forest Drive

Hike and Bike Trails: 10’ Hike and Bike Trail required along Collin McKinney Parkway

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