

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Consider/Discuss/Act on the Request by Glenn Engineering Corporation, on Behalf of Emerald Cottages Stonebridge, Ltd., for Approval of a Preliminary-Final Plat for Lot 3R, Block A, of Parcel 905 Addition, Being Fewer than 6 Acres, Located Approximately 900 Feet North of Eldorado Parkway and Approximately 300 Feet East of Alma Road

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:

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

Prior to filing the plat for record:

2. The applicant revise the plat to show the off-site pedestrian access easement connecting the subject property to Alma Road.
3. The applicant revise the plat to show filing information for the off-site fire lane and mutual access easement near the southeast corner of the subject property.

APPLICATION SUBMITTAL DATE: January 27, 2014 (Original Application)
February 10, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to plat the subject property (approximately 5.25 acres) for development. An associated site plan (14-017SP) for a senior multiple family residential development is currently under Staff's review.

PLATTING STATUS: The subject property is currently conveyance platted as Lot 3, Block A, of the Parcel 905 Addition. 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 certificate of occupancy.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2013-09-085 (Multiple Family Residential Uses)

North	“PD” – Planned Development District Ordinance No. 2003-02-015 (Single Family Residential Uses)	Stanford Subdivision	Meadow
South	“PD” – Planned Development District Ordinance No. 2009-01-005 and “PD” – Planned Development District Ordinance No. 2003-02-015 (Neighborhood Office Uses)	Stonefield Living and Care	Assisted Memory and Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2001-09-115 (Single Family Residential Uses)	Canyon Subdivision	Estates
West	“PD” – Planned Development District Ordinance No. 2003-02-015 (Neighborhood Office Uses)	Undeveloped Land	

ACCESS/CIRCULATION:

Adjacent Streets: Alma Road, 100’ Right-of-Way, Minor Arterial

Discussion: The subject property will have access to Alma Road via a series of mutual access easements. In order to provide adequate fire lane coverage to the subject property, an off-site fire lane and mutual access easement must be dedicated near the southeast corner of the subject property. Additionally, in order to provide access from the subject property to a public right-of-way, an off-site pedestrian access easement must be shown on the plat. The filing information for both off-site easement must be shown prior to filing the record plat for the subject property.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance and will also be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks: Not Required

Hike and Bike Trails: Not Required

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) None due per Stonebridge Development Agreement

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) None due per Stonebridge Development Agreement

Median Landscape Fees: Not Required

Park Land Dedication Fees: Not Applicable

Pro-Rata: Not Applicable

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