

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of ASG Eldorado Pavilion, Ltd., for Approval of a Preliminary-Final Replat for Lots 8R, 9R, and 10R, Block A, of the Vigor-Eldorado West Addition, Approximately 5.20 Acres, Located Approximately 400 Feet South of Eldorado Parkway and on the West Side of Ridge Road

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:

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 filing information for each of the lots shown on the associated conveyance plat (12-195CVP).
3. The applicant revise references to "Lot 4R2" in the owners' certificate, dedication language, and title block to reflect the lot designations as set forth on the associated conveyance plat (12-195CVP).
4. The applicant revise the purpose statement to read, "The purpose of this plat is for the development of three lots."

APPLICATION SUBMITTAL DATE: October 15, 2012 (Original Application)
October 29, 2012 (Revised Submittal)
November 12, 2012 (Revised Submittal)
November 26, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to plat three lots for development totaling approximately 5.20 acres, located on the west side of Ridge Road and approximately

400 feet south of Eldorado Parkway. The subject property has been conveyance platted as Lots 8, 9, and 10, Block A, of the Vigor-Eldorado West Addition. The applicant has submitted an associated site plan (12-171SP) for a day care facility on proposed Lot 10R, Block A (McKinney Day Care), which is currently under review by Staff. Additionally, a site plan for a pet grooming facility (Perky Paws) has been approved on proposed Lot 9R, Block A. A site plan for proposed Lots 8R, Block A has not been submitted at this time. Subsequent to the approval of this preliminary-final replat, 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 building permit.

PLATTING STATUS: The subject property is currently platted as Lots 8, 9, and 10, Block A of the Vigor-Eldorado West Addition.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2011-05-27 (Office Uses) and “PD” – Planned Development District Ordinance No. 2003-05-041 (Office and Daycare Uses)

North	“PD” – Planned Development District Ordinance No. 2003-05-041 (Bank Use)	Intouch Credit Union
	“PD” – Planned Development District Ordinance No. 99-05-44 (Retail Use)	CVS Pharmacy
South	“PD” – Planned Development District Ordinance No. 99-05-44 (Single Family Residential Uses)	Boardwalk Residential Subdivision
East	“PD” – Planned Development District Ordinance No. 98-11-59 (Retail Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 99-05-44 (Office Uses)	McKinney Office Suites

ACCESS/CIRCULATION:

Adjacent Streets: Ridge Road, 120-foot Right-of-Way, 4-Lane Greenway Arterial

Discussion: The proposed plat conforms to the approved access management plan (12-194AMP) which reflects one direct access point from Ridge Road. Cross access between the three proposed lots and to the lots north and west of the subject property is also reflected on the associated access management plan and the proposed plat. Access to proposed Lot 10R, Block A (the proposed daycare facility under review by Staff) is provided via a series of fire lane and mutual access easements which connect to both Eldorado Parkway and Ridge Road.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance, and for submittal of a tree survey or tree preservation plan, as determined by the Arborist. The applicant will also be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks:	Existing along Ridge Road
Hike and Bike Trails:	Not Applicable
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. 2008-10-173)
Utility Impact Fees:	Applicable (Ordinance No. 2008-10-174)
Median Landscape Fees:	Not Applicable
Park Land Dedication Fees:	Not Applicable
Pro-Rata:	As determined by the City Engineer

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 Replat
- PowerPoint Presentation