

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Samantha Gleinser, Planner

**SUBJECT:** Consider/Discuss/Act on the Request by Retail Buildings, Inc. and Carrington Partners, L.P., for Approval of a Preliminary-Final Plat for Lots 1-3, Block A, of the Braum's Addition, Being Fewer than 4 Acres, Located on the Southwest Corner of Eldorado Parkway and Hudson Crossing

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

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**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 24' Fire Lane and Mutual Access Easement shown in the northern portion of proposed Lot 3 to provide adequate drive spacing from Eldorado Parkway along Hudson Crossing, subject to the review and approval of the City Engineer.

**APPLICATION SUBMITTAL DATE:** July 16, 2012 (Original Application)  
October 9, 2012 (Revised Submittal)  
November 9, 2012 (Revised Submittal)  
December 28, 2012 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide the subject property, approximately 3.60 acres, into 3 lots. Proposed Lot 2, approximately 1.34 acres, is planned for development of a restaurant with a drive-through window (Braum's Ice Cream / 11-065SUP). The subject property is located on the southwest corner of Eldorado Parkway and Hudson Crossing. There are currently no development plans for Lots 1 and 3.

**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 building permit.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: “PD” – Planned Development District Ordinance No. 2011-05-031 (Neighborhood Business Uses) and “SUP” - Specific Use Permit Ordinance No. 2011-06-043 (Restaurant with Drive-Through Window Uses)

North	“PD” – Planned Development District Ordinance No. 97-06-036 (Single Family Residential Uses)	Live Oak Village
South	“PD” – Planning Development District Ordinance No. 98-11-59 (Office Uses)	Undeveloped Land
East	“PD” – Planning Development District Ordinance No. 2005-11-115 (Restaurant Use)	Sonic Drive-In Restaurant
West	“PD” – Planned Development District Ordinance No. 2003-08-069 (Medical Office Use)	Stonebridge Dental

**ACCESS/CIRCULATION:**

Adjacent Streets: Eldorado Parkway, 120’ Right-of-Way, 4-Lane Greenway Arterial  
Hudson Crossing, 60’ Right-of-Way, 2-Lane Collector

Discussion: The proposed development will have one point of direct access to proposed Lot 2 from Eldorado Parkway, and mutual access easements will provide indirect access to proposed Lots 1 and 3. The applicant has also dedicated right-of-way for a right hand turn lane along Eldorado Parkway. Prior to filing a record plat for proposed Lot 3, the applicant will be required to revise the 24’ Fire Lane and Mutual Access Easement in the northern portion of the lot to provide adequate drive spacing from Eldorado Parkway along Hudson Crossing, subject to the review and approval of the City Engineer.

**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:	Required along Eldorado Parkway and Hudson Crossing
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:	Required along Eldorado Parkway
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 Plat