

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Request for a Preliminary-Final Replat for Lots 2R and 3, Block A of the Sundance Addition, Located on the Northeast Corner of Bahnman Drive and Stonebridge 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 replat with the following condition, 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: December 14, 2015 (Original Application)
January 19, 2016 (Revised Submittal)
January 27, 2016 (Revised Submittal)
February 12, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 2.19 acres into two lots (Lot 2R and 3) for office uses and a swim school.

PLATTING STATUS: The subject property is currently platted. Subsequent to the approval of the 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 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. 2007-05-046 (Office Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2007-05-046 (Office Uses)	Xplor Daycare
South	“PD” – Planned Development District Ordinance No. 2003-02-015 (Single Family Residential Uses)	The Cascades #1
East	“PD” – Planned Development District Ordinance No. 2005-11-114 (Multi-Family Residential Uses)	Villas at Willow Grove
West	“PD” – Planned Development District Ordinance No. 2005-10-110 (Retail Uses)	The Village at Stonebridge (Assisted Living)

ACCESS/CIRCULATION:

Adjacent Streets: Stonebridge Drive, 120’ Right-of-Way, Greenway Arterial
 Bahnman Drive, 50’ Right-of-Way, Residential Street

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Stonebridge Drive and Bahnman Drive

Hike and Bike Trails: Not required

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) (Stonebridge

Development Agreement)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) (Stonebridge Development Agreement)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: As Determined by the City Engineer or Not Applicable

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