

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Cooper Life at Craig Ranch, Phase 3, Located on the Southwest Corner of Kickapoo Drive and Alma 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 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: July 28, 2014 (Original Application)
August 11, 2014 (Revised Submittal)
September 25, 2014 (Revised Submittal)
October 3, 2014 (Revised Submittal)
October 8, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to replat one lot currently zoned for commercial and single family detached residential uses (approximately 2.26 acres) into eight single family detached residential lots and one commercial lot, located on the southwest corner of Kickapoo Drive and Alma Road.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block P of the Cooper Living Center Addition, Phase 2. 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 building permit and/or Certificate of Occupancy (as appropriate).

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2014-07-049 and “REC” – Regional Employment Center Overlay District (Single Family Detached Residential and Commercial Uses)

North	“PD” – Planned Development District Ordinance No. 2014-07-048 and “REC” – Regional Employment Center Overlay District (Single Family Detached Residential, Single Family Attached Residential, Multi-Family Residential and Commercial Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2014-07-049 and “REC” – Regional Employment Center Overlay District (Single Family Detached Residential and Commercial Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2006-11-132 and “REC” – Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land
West	“AG” – Agricultural District and “REC” – Regional Employment Center Overlay District (Agricultural Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Alma Road, 120’ Right-of-Way, Major Arterial
Kickapoo Drive, 57’ Right-of-Way, Local
Wessex Court, 52’ Right-of-Way, Local
The Esplanade, 52’ Right-of-Way, Local

Discussion: The proposed residential lots (Lots 2–9) have frontage onto The Esplanade, and the proposed commercial lot (Lot 1) has frontage on Kickapoo Drive, Alma Road, and Wessex Court. The location of any access drives onto the commercial lot will be subject to the review and approval of the City Engineer during the record plat and/or site planning process.

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 Alma Road and as required per the Subdivision Ordinance

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)

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

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