

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Parcel 1505, Lot 1 Block A, Located Approximately 900 feet North of Virginia Parkway and 70 feet West of Independence Parkway.

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, 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.
2. The applicant revise the plat to provide the filing information for the temporary drainage easement located along the North and Eastern property lines, subject to review and approval of the City Engineer.
3. The applicant revise the plat to provide the filing information for the drainage easement located along the North property line, subject to review and approval of the City Engineer.
4. The applicant revise the plat to provide the filing information for the wall maintenance easement located on the Northwest corner of the property, subject to review and approval of the City Engineer.
5. The applicant revise the plat to provide the filing information for the offsite access easement located, subject to review and approval of the City Engineer.
6. The applicant revise the plat to provide a pedestrian access easement for the hike and bike trail along the eastern property line.

APPLICATION SUBMITTAL DATE: April 11, 2016 (Original Application)
June 7, 2016 (Revised Submittal)

June 14, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 5.41 acres into 1 lot for water storage tank.

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat/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
Subject Property	“PD” – Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2001-02-024 (Residential Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2001-02-024 (Residential Uses)	Fossil Creek at Westridge #2
West	“PD” – Planned Development District Ordinance No. 2001-02-024 (Residential Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Independence Pkwy, 120' Right-of-Way, Major Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: Not applicable

Hike and Bike Trails: Required along Independence Pkwy

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)

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

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 Plat