

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Steven Duong, Planner I

SUBJECT: Consider/Discuss/Act on the Request by Sanchez and Associates, on Behalf of SP5 Conley Commons, for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Conley Commons Addition, Being Fewer than 9 Acres, Located on the East Side of State Highway 5 (McDonald Street) and Approximately 630 Feet South of McIntyre Road

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:

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 provide two state plane coordinates.
3. The applicant revise the plat to show a location map.
4. The applicant revise the plat to show filing information for easements to be filed by separate instrument.
5. The applicant revise the plat to show a water line easement for the extension of an 8" water line extending from the southwest corner of the property northward to and through the property, subject to the review and approval of the City Engineer.

APPLICATION SUBMITTAL DATE: October 14, 2013 (Original Application)
October 23, 2013 (Revised Submittal)
October 28, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 8.35 acres into two lots, located on the east side of State Highway 5 and approximately 250 feet south of McIntyre Road.

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 certificate of occupancy. There are a number of easements shown on the plat that will be filed by separate instrument and are necessary for public utility lines and/or for the development of portions of the site. Prior to filing the plat for record, the applicant will be required to revise the plat to show all filing information for easements dedicated by separate instrument.

SURROUNDING ZONING AND LAND USES:

Subject Property: “ML” – Light Manufacturing (Industrial Uses)

North	“AG” – Agricultural District (Agricultural Uses)	Undeveloped Land
South	“ML” – Light Manufacturing District (Manufacturing Uses)	Tong Yang Group
East	“ML” – Light Manufacturing District (Manufacturing Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2003-05-052 (Golf Course Use)	Oak Hollow Golf Course

ACCESS/CIRCULATION:

Adjacent Streets: McDonald Street (State Highway 5), 100’ Right-of-Way, 6-Lane Major Arterial

Discussion: Proposed Lot 2 has frontage onto McDonald Street and proposed Lot 1 takes access off of McDonald Street indirectly via a mutual access easement. The final location of all access points will be determined through the site plan 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 McDonald Street
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. An 8” water line is required to be extended from the southwest corner of the site to the subject property and extend north to the adjacent upstream property. Prior to filing the plat for record, the applicant will be required to revise the plat to show a water line easement for the 8” water line, subject to the review and approval of the City Engineer.

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:	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 Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat