

# Planning Staff Analysis

FP22-00017c/ Pecan Creek Business Park, Lots 3-7, Blk B

## Planning & Zoning Commission

### REQUEST:

A Final Plat for an approximately 5.448-acre site.

### APPLICANT:

Anthony Milbitz of Allison Engineering Group, on behalf of the property owner, K&C Triple Crown Partners LP.

### RECOMMENDATION:

Staff recommends approval, as the proposed Final Plat meets the established approval criteria, as shown in the following table:

## Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>1. Generally</b>			
<b>a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.</b> <b>Findings:</b> <div>The Final Plat meets all general review criteria.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.</b> <b>Findings:</b> <div>The Final Plat meets the additional Approval Criteria.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls.</b> <b>Findings:</b> <div></div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>2. Prior Approvals</b>			
<p><b>a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 365 1040 527" style="border: 1px solid black; padding: 5px;"> <p>The Proposed Final Plat is consistent with the approved Preliminary Plat, PP21-0016.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3. Consistent with Comprehensive Plan and Other Applicable Plans</b></p> <p><b>The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 695 1040 1287" style="border: 1px solid black; padding: 5px;"> <p>The Comprehensive Plan designates the subject property as an area for Community Mixed Use, though it also contains a transition area to Moderate Density Residential development future land use designation.</p> <p>The Community Mixed Use designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Allowable uses include services and institutional facilities required and supported by the surrounding community.</p> <p>The proposed final plat is proposed to facilitate commercial office and recreational development that is expected to be compatible with the Comprehensive Plan and primary Future Land Use for this area.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>a. The decision-making authority shall weigh competing plan goals, policies, and strategies</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1423 1040 1541" style="border: 1px solid black; padding: 5px;"> <p>There are no competing plan goals, policies, or strategies for this site.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1709 1040 1791" style="border: 1px solid black; padding: 5px;"> <p>Development matches future land use designation.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
<b>4. Compliance with this DDC</b>				
<b>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</b> <b>Findings:</b> <div>The proposed development complies with all applicable standards in the DDC.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</b> <b>Findings:</b> <div>The proposed final plat was reviewed at the level of detail required for this submittal.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. Compliance with Other Applicable Regulations</b>				
<b>a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.</b> <b>Findings:</b> <div>The proposed development complies with all applicable regulations.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6. Consistent with Interlocal and Development Agreements</b>				
<b>a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.</b> <b>Findings:</b> <div>No interlocal or development agreements are applicable to this project.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
<b>7. Minimizes Adverse Environmental Impacts</b>				
<p>a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 10px; min-height: 100px;"> <p>The potential negative environmental impact of this proposed development has been minimized by the design.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8. Minimizes Adverse Impacts on Surrounding Property</b>				
<p>a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 10px; min-height: 100px;"> <p>The potential significant adverse impact of this proposed development has been minimized.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>9. Minimizes Adverse Fiscal Impacts</b>				
<p>a. The proposed development should not result in significant adverse fiscal impacts on the city.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 10px; min-height: 100px;"> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10. Compliance with Utility, Service, and Improvement Standards</b>				
<p>a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
<b>Findings:</b> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> The proposed development complies with all city and other regulatory authority standards. </div>				
<b>11. Provides Adequate Road Systems</b>				
a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. <b>Findings:</b> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> Overall, adequate road capacity to serve this site is available.   Site is designed to ensure safe ingress and egress onto the site and provide for adequate access to all lots for fire, public safety, and EMS. </div>		☒	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. Provides Adequate Public Services and Facilities</b>				
a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties. <b>Findings:</b> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> Applicant will connect to available water line in Duchess Drive. Adequate water capacity exists in the system in this area to accommodate the needs of the proposed use, while maintaining adequate levels of service to existing development, once the lines are extended.   Applicant will extend sewer to their site from the adjacent property to the east. Adequate sewer capacity exists in the area to accommodate the needs of the development without negatively impacting existing development. </div>		☒	<input type="checkbox"/>	<input type="checkbox"/>
<b>13. Rational Phasing Plan</b>				
a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.		<input type="checkbox"/>	<input type="checkbox"/>	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>Findings:</b> <div>No phasing plan is proposed for this development.</div>			

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<b>14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.</b> <b>Findings:</b> <div>The Proposed Final Plat is consistent with the approved Preliminary Plat, PP21-0016.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15. Whether the development will substantially comply with all requirements of this DDC.</b> <b>Findings:</b> <div>This final plat conforms to all of the requirements of the DDC.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16. Whether the development will comply with the applicable technical standards and specifications adopted by the City.</b> <b>Findings:</b> <div>The development has established compliance with applicable standards and specifications adopted by the City.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>