

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Leo Bethge, Planner

**SUBJECT:** Consider/Discuss/Act on the Request by JWK Engineering, on Behalf of Denton Loop 288, LP for Approval of a Preliminary-Final Plat for Lots 1-3, and Common Area A-1, Block A of the Denton Loop 288 Addition, Being Fewer than 13 Acres, Located on the North Side of State Highway 121 (Sam Rayburn Tollway) and Approximately 200 Feet West of Stacy 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 indicate recording information for the off-site 12' mutual access easement on the adjoining easterly property.

**APPLICATION SUBMITTAL DATE:** January 28, 2013 (Original Application)  
February 11, 2013 (Revised Submittal)  
February 25, 2013 (Revised Submittal)  
March 8, 2013 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 12.58 acres into three lots and one common area, located on the north side of State Highway 121 (Sam Rayburn Tollway) and approximately 200 feet west of Stacy Road. A preliminary-final plat (09-085PF) for the subject property was previously approved by the Planning & Zoning Commission on March 8, 2011 which showed a different lot layout. The applicant has also submitted an associated site plan (13-024SP) for a Burger King restaurant on proposed Lot 1, Block A.

**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. Staff recommends that prior to filing the plat of record, the applicant revise the plat to indicate recording information for the off-site 12’ mutual access easement at the northeast corner of the property, necessary for the development of the property.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: “PD” – Planned Development District Ordinance No. 1726 (Light Manufacturing Uses); “CC” - Corridor Commercial Overlay District; and “REC” – Regional Employment Center Overlay District

North	“PD” – Planned Development District Ordinance No. 1726 (Light Manufacturing Uses); “CC” - Corridor Commercial Overlay District; and “REC” – Regional Employment Center Overlay District	TRAXXAS
South	City of Allen—No McKinney Zoning Applicable	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 1726 (Light Manufacturing Uses); “CC” - Corridor Commercial Overlay District; and “REC” – Regional Employment Center Overlay District	QuikTrip Gasoline Sales and Convenience Store
West	“PD” – Planned Development District Ordinance No. 1755 (Light Manufacturing Uses); “CC” - Corridor Commercial Overlay District; and “REC” – Regional Employment Center Overlay District	Undeveloped Land

Discussion: The proposed lots meet the minimum size requirements of the governing zoning district.

**ACCESS/CIRCULATION:**

Adjacent Streets: State Highway 121 (Sam Rayburn Tollway), Variable Width Right-of-Way, Major Regional Highway

Henneman Way, 80-Foot Right-of-Way, 4-Lane Collector Street

Discussion: The proposed preliminary-final plat reflects two direct access points to Henneman Way and two direct access points to the Sam Rayburn Tollway. Cross access between the three lots is reflected on the proposed plat by fire lane and mutual access easements.

**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 Landscape Architect. 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 State Highway 121 (Sam Rayburn Tollway) and Henneman Way                      |
| Hike and Bike Trails: | Not applicable   |
| 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. 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                         |

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