

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 2R and 3, Block A, and 1 Common Area (Boston Pizzeria Highway 121 Addition), Located Approximately 1,300 Feet East of Alma Road and on the South Side of Henneman Way

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 conditions, which must be satisfied prior to filing the 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 remove the notation "a portion of" from the Lot 2 designation in the title block and dedication language.
3. The applicant revise the plat to add the following note: "All common areas shall be owned and maintained by the Property Owners' Association."

APPLICATION SUBMITTAL DATE: December 15, 2014 (Original Application)
December 29, 2014 (Revised Submittal)
January 5, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to replat an existing lot, Lot 2 (approximately 5.02 acres), into 2 lots and 1 common area for commercial use.

PLATTING STATUS: The subject property is currently platted as Lot 2, Block A of the Boston Pizzeria Highway 121 Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2004-12-123(Commercial Uses), “REC” - Regional Employment Center Overlay District and “CC” - Corridor Commercial Overlay District	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2003-01-004 (Commercial uses), “REC” - Regional Employment Center Overlay District and “CC” -Corridor Commercial Overlay District	The Ballfields At Craig Ranch
South	City of Allen	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2007-12-117, “PD” – Planned Development District Ordinance No. 2012-06-027 (commercial uses), “REC” - Regional Employment Center Overlay District District and “CC” - Commercial Overlay District	Advantage Self Storage and 2 nd Family Dogs Boarding Facility
West	“PD” – Planned Development District Ordinance No. 2004-12-123 (Commercial Uses), “REC” - Regional Employment Center Overlay District, and “CC” - Corridor Commercial Overlay District	Boston’s The Gourmet Pizza

ACCESS/CIRCULATION:

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

Henneman Way, 80’ Right-of-Way, Collector

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along State Highway 121 Frontage Road

Hike and Bike Trails: Required along Henneman Way

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) **(Roadway impact fees waived per VCIM agreement)**

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