

<b>AGENDA ITEM</b>
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**TO:** Planning and Zoning Commission

**FROM:** Brandon Opiela, Planning Manager

**SUBJECT:** Consider/Discuss/Act on the Request by QuikTrip Corporation, on Behalf of Oakwood Village Apartments, Inc., for Approval of a Preliminary-Final Plat for Lots 1R, 2R, and 3, Block A, of the QT 963 Addition, Approximately 14.05 Acres, Located on the Northeast Corner of Wilmeth Road and U.S. Highway 75 (Central Expressway)

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final plat.

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**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 signature blocks to reference 2012 or 2013, whichever is applicable.
3. The applicant revise the proposed lot numbering to read Lots 1R, 2R, and 3 for all references on the plat.
4. The applicant provide the previous lot and filing information for Lots 1 and 2 as proposed on the associated conveyance plat (12-198CVP).

**APPLICATION SUBMITTAL DATE:** November 27, 2012 (Original Application)

**ITEM SUMMARY:** The applicant is proposing to plat approximately 14.05 acres as three lots (Lots 1R, 2R, and 3 of the QT 963 Addition), located at the northeast corner of Wilmeth Road and U.S. Highway 75 (Central Expressway). A preliminary-final plat for this property was previously approved by the Planning and Zoning Commission on January 10, 2012. The applicant has since changed the development configuration of the lots on the property and is submitting this new preliminary-final plat.

**PLATTING STATUS:** The subject property is currently unplatted. An associated conveyance plat (12-198CVP) was approved at the November 13, 2012 Planning and Zoning Commission meeting and will be filed as two lots. Subsequent to the approval of this new 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 building permit.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: “C” – Planned Center District (Commercial Uses) and “CC” – Corridor Commercial Overlay District (High Rise Subzone)

North	“C” – Planned Center District (Commercial Uses) and “CC” – Corridor Commercial Overlay District (High Rise Subzone)	Undeveloped
South	“C” – Planned Center District (Commercial Uses) and “CC” – Corridor Commercial Overlay District (High Rise Subzone)	Undeveloped
East	“ML” – Light Manufacturing District (Industrial Use)	Blockbuster Distribution Warehouse
West	“C” – Planned Center District (Commercial Uses) and “CC” – Corridor Commercial Overlay District (High Rise Subzone)	High Pointe Church of Christ and Undeveloped

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

**ACCESS/CIRCULATION:**

Adjacent Streets: U.S. Highway 75 (Central Expressway), Variable Width Right-of-Way, Major Regional Highway

Wilmeth Road, 130' Right-of-Way, 6-Lane Major Arterial (M6D)

Redbud Boulevard, 100' Right-of-Way, 4-Lane Minor Arterial (M4D)

Discussion: Lot 1 of the subject property will be provided direct access off of U.S. Highway 75 (Central Expressway) and Wilmeth Road. Lot 1 will also provide cross access points to the north and east, giving Lot 2 and Lot 3 indirect access to U.S.

Highway 75 and Wilmeth Road respectively. Lot 3 will also have direct access to Redbud Boulevard. The proposed access easements shown on the plat are in conformance with the associated access management plan (11-158AMP), which has been approved by Staff.

**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 U.S. Highway 75 (Central Expressway), Wilmeth Road, and Redbud Boulevard
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.

**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:	Required for Wilmeth Road and Redbud Boulevard frontage
Park Land Dedication Fees:	Not Applicable
Pro-Rata:	As determined by the City Engineer

**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
- Maps
- Letter of Intent
- Proposed Preliminary-Final Plat