

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 4R, 5 and 6, Block A, of the TPC at Craig Ranch Addition, Located on the Northwest Corner of State Highway 121 (Sam Rayburn Tollway) and TPC Drive

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 a 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 provide the filing information for Lots 1 and 2, Block A of the Piazza at Craig Ranch Addition.

APPLICATION SUBMITTAL DATE: April 15, 2015 (Original Application)
April 24, 2015 (Revised Submittal)
April 29, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide existing Lot 4 into three lots, proposed Lot 4R (approximately 72.31 acres), proposed Lot 5 (approximately 5.84 acres) and proposed Lot 6 (approximately 2.23 acres).

PLATTING STATUS: The subject property is currently platted as Lot 4, Block A of the TPC at Craig Ranch Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2001-02-017 (Commercial and Mixed Uses), “PD” – Planned Development District Ordinance No. 2014-01-002 (Single Family Residential Uses), “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District	TPC at Craig Ranch Golf Course
North	“PD” – Planned Development District Ordinance No. 2001-02-017 and “REC” – Regional Employment Center Overlay District (Commercial Uses)	TPC at Craig Ranch Golf Course
South	City of Allen	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2001-02-017 (Mixed Uses), “PD” – Planned Development District Ordinance No. 2013-11-105 (Commercial Uses), “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District	Medical Center at Craig Ranch, Craig Ranch Professional Plaza, and Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2001-02-017 (Mixed Uses), “PD” – Planned Development District Ordinance No. 2014-01-002 (Single Family Residential Uses), “PD” – Planned Development District Ordinance No. 2003-05-050 (Commercial Uses), “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District	Undeveloped Land

ACCESS/CIRCULATION:

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

TPC Drive, 51' Right-of-Way, Collector

Collin McKinney Parkway, 80' Right-of-Way, Greenway Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: As Required per the Subdivision Ordinance

Hike and Bike Trails: 12' Wide Required along State Highway 121 (Sam Rayburn Tollway) and TPC Drive

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: Not Applicable (Ordinance No. 2013-11-108) **(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/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation