

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, Planning Manager

**FROM:** Danielle Quintanilla, Planner I

**SUBJECT:** Consider/Discuss/Act on a Preliminary-Final Plat for Lot 4R, Block A, of Southern Hills at Craig Ranch Commercial, Located Northwest Corner of Craig Ranch Parkway and State Highway 121 (Sam Rayburn Tollway)

**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, 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 Approval Checklist, attached.
2. The applicant file the associated conveyance plat for the subject property.
3. The applicant provide filing information for all off-site easements, subject to review and approval of the Civil Engineer.

**APPLICATION SUBMITTAL DATE:** December 12, 2016 (Original Application)  
December 27, 2016 (Revised Submittal)  
January 9, 2017 (Revised Submittal)  
January 12, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to develop an approximately 1.15 acre tract of land for a commercial use.

The applicant received approval of an associated site plan (16-388SP) for a convenience store (7-Eleven) on January 13, 2017.

**PLATTING STATUS:** The subject property is currently conveyance platted as part of Lot 2, Block A of the Southern Hills at Craig Ranch Commercial. A new conveyance plat has been approved for the creation of Lot 4, Block A of the Southern Hills at Craig Ranch Commercial and will be filed prior to the filing of the record plat associated with this case.

Subsequent to the approval of the preliminary-final plat, a record plat, 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.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	"PD" – Planned Development District Ordinance No. 2001-02-017 (Mixed Uses); "REC" – Regional Employment Center Overlay District; "CC" – Corridor Commercial Overlay District	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 2001-02-017 (Mixed Uses); "REC" – Regional Employment Center Overlay District; "CC" – Corridor Commercial Overlay District	Undeveloped Land
South	City of Allen	Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 2001-02-017 (Mixed Uses); "REC" – Regional Employment Center Overlay District; "CC" – Corridor Commercial Overlay District	Undeveloped Land
West	"PD" – Planned Development District Ordinance No. 2001-02-017 (Mixed Uses); "REC" – Regional Employment Center Overlay District; "CC" – Corridor Commercial Overlay District	Moviehouse and Eatery

**ACCESS/CIRCULATION:**

Adjacent Streets: Craig Ranch Parkway, Variable Right-of-Way Width, Local

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

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

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along State Highway 121 (Sam Rayburn Tollway) and Craig Ranch Parkway

Hike and Bike Trails: Not Required

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) **(None due per the VCIM Development 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 Plat