

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 the Request for Approval of a Concept Plan for Commercial, Retail, Restaurant and Self-Storage Uses, Being Fewer than 30 Acres, Located on the Northeast Corner of Stacy Road and State Highway 121 (Sam Rayburn Tollway)

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to City Council for consideration at the October 21, 2014 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed concept plan.

APPLICATION SUBMITTAL DATE: August 11, 2014 (Original Application)
August 26, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant has proposed a concept plan showing a potential layout for three tracts as required under "PD" – Planned Development District Ordinance Nos. 1726 and 1728, which govern the property. An associated site plan for a self-storage facility (14-224SP) on "Pad A" has been submitted and is being considered concurrently at the September 23, 2014 Planning and Zoning Commission meeting.

PLATTING STATUS: The subject property is currently unplatted. A preliminary-final plat and record plat or minor 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.

CONCEPT PLAN: Under the governing planned development ordinances, a concept plan for the entire tract shall accompany the first site plan for any portion of the tract. Per the governing ordinances, the concept plan must be submitted for review by the Planning and Zoning Commission, which then forwards a recommendation on to the City Council for consideration of approval.

The proposed concept plan shows the subject property can be effectively developed as nine tracts of land. The concept plan displays the required elements including, but not limited to, points of ingress/egress, landscaping, building locations, screening, signage, parking, and projected land uses (retail, restaurant, self-storage, and other commercial pad site uses). The total proposed square footage for the overall tract (nine lots) is 219,165 square feet. As each tract on the plan is developed, a site plan is required.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 1726, “PD” – Planned Development District Ordinance No. 1728, “CC” – corridor Commercial Overlay District and “REC” – Regional Employment Center Overlay District (Commercial Uses)

North	“AG” – Agricultural District and “REC” – Regional Employment Center Overlay District (Agricultural Uses)	Undeveloped Land
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South	City of Allen	Undeveloped Land
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East	Planned Development District Ordinance No. 2005-10-099, “CC” – Corridor Commercial Overlay District and “REC” – Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land
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West	Planned Development District Ordinance No. 1726, “PD” – Planned Development District Ordinance No. 2011-04-025, “CC” – Corridor Commercial Overlay District and “REC” – Regional Employment Center Overlay District (Commercial Uses)	Traxxas
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ACCESS/CIRCULATION:

Adjacent Streets: Stacy Road, 130’ Right-of-Way, Principle Arterial
 State Highway 121 (Sam Rayburn Tollway), Variable Width Right-of-Way, Tollway

Discussion: The subject property has both direct access and access via mutual access easements to Stacy Road and State Highway 121.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Stacy Road and State Highway 121
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.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Concept Plan
- PowerPoint Presentation