

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Eleana Galicia, Planner I

**SUBJECT:** Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R and 2R, Block A, of the Stacy SH 121 Center Addition, Located Approximately 1,180 Feet North of State Highway 121 (Sam Rayburn Toll Way) and on the East Side of Stacy Road

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

---

**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 revise the plat to place the addition name prior to the lot and block information in the dedication language.

**APPLICATION SUBMITTAL DATE:** December 15, 2014 (Original Application)  
December 30, 2014 (Revised Submittal)  
January 5, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to plat for development approximately 29.99 acres, Lot 1R (approximately 26.28 acres) and Lot 2R (approximately 3.72 acres), for commercial uses.

**PLATTING STATUS:** The subject property is currently unplatted. Subsequent to the approval of the 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 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. 1728 (Commercial uses), Regional Employment Center Overlay District and High Rise Corridor Commercial Overlay District	Undeveloped Land and future public storage
North	“AG” – Agricultural District (Agricultural uses)	Undeveloped Land
South	City of Allen	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2005-10-099 (mixed commercial uses), Regional Employment Center Overlay District and High Rise Corridor Commercial Overlay District	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 1726 (commercial uses), Regional Employment Center Overlay District and High Rise Corridor Commercial Overlay District	Traxxas and Quik Trip

**ACCESS/CIRCULATION:**

Adjacent Streets: Stacy Road, 130’ Right-of-Way, Principal Arterial

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

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

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Stacy Road and State Highway 121 Frontage Road

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) (Credits available per Stacy Joint Venture agreement)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees: Applicable along Stacy Road

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 Plat