

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Denton Loop 288, L.P., on Behalf of QuikTrip Corporation and Community Bank of Raymore, for Approval of a Preliminary-Final Replat for Lots 1-4, Block A, of the Denton Loop 288 Addition, Being Fewer than 15 Acres, Located on the Southwest Corner of Henneman Way and Stacy Road

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:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Replat Approval Checklist, attached.

Prior to filing the plat for record:

2. The applicant revise the plat to provide additional right-of-way dedication along State Highway 121, extending 250' east from the existing access drive, subject to the review and approval of the City Engineer.

APPLICATION SUBMITTAL DATE: November 25, 2013 (Original Application)
December 30, 2013 (Revised Submittal)
January 13, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide existing Lot 1, Block A of the QT 913 Addition, and the adjacent 12.11 acres into four lots, located on the southwest corner of Henneman Way and Stacy Road. A preliminary-final plat (13-023PF) for the subject property was previously approved by the Planning & Zoning Commission on March 12, 2013 which showed a different lot layout. The applicant has also submitted associated site plans for a Burger King restaurant on proposed Lot 1, Block A and a Popeye's Restaurant on proposed Lot 2, Block A (13-024SP and 13-054SP, respectively).

PLATTING STATUS: The subject property is partially platted as Lot 1, Block A, of the QT 913 Addition; the remainder of the 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.

SURROUNDING ZONING AND LAND USES:

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

North	“PD” – Planned Development District Ordinance No. 1726, “CC” - Corridor Commercial Overlay District, and “REC” – Regional Employment Center Overlay District (Light Manufacturing Uses)	TRAXXAS
South	City of Allen	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 1726, “CC” - Corridor Commercial Overlay District, and “REC” – Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 1755, “CC” - Corridor Commercial Overlay District, and “REC” – Regional Employment Center Overlay District (Light Manufacturing Uses)	Undeveloped Land

ACCESS/CIRCULATION:

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

Henneman Way, 80’ Right-of-Way, 4-Lane Collector Street

Stacy Road, 130’ Right-of-Way, Principal Arterial

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 State Highway 121 (Sam Rayburn Tollway) and Henneman Way
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. 2013-11-108)
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

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 Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent

- Proposed Preliminary-Final Replat
- PowerPoint Presentation