

AGENDA ITEM

TO: Planning and Zoning Commission
THROUGH: Matt Robinson, AICP, Planning Manager
FROM: Aaron Bloxham, Planner I
SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the D&L Ag Mart Addition, Located at 1502 North Church Street

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 condition, 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.

APPLICATION SUBMITTAL DATE: December 14, 2015 (Original Application)
December 21, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to plat approximately 3.04 acres into one lot for retail and warehouse 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:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"ML" – Light Manufacturing District Zoning (Industrial Uses)	Undeveloped Land

North	"ML" – Light Manufacturing District Zoning (Industrial Uses)	Industrial Building
South	"ML" – Light Manufacturing District Zoning (Industrial Uses)	Oncor Electric and Undeveloped Land
East	"ML" – Light Manufacturing District Zoning (Industrial Uses)	Oncor Electric and the Highway 5 Depot
West	"BG" – General Business and "ML" – Light Manufacturing District Zoning (Commercial and Industrial Uses)	Job Corp, USA, Texas Shortcrete, American Legion Post #96, and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Church Street, 70' Right-of-Way, Collector

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Church Street

Hike and Bike Trails: Not Applicable

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)

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: Not Applicable

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