

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 Lots 1 and 2, Block A, of the Crutcher Crossing Addition, Located on the Southwest Corner of Virginia Parkway and Crutcher Crossing

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: April 25, 2016 (Original Application)
May 9, 2016 (Revised Submittal)
May 26, 2016 (Revised Submittal)
June 13, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 6.97 acres into 2 lots 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:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
----------	---------------------------------------	-------------------

Subject Property	“C1” – Neighborhood Commercial District	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2000-03-022 and “RS-84” – Single Family Residential District (Residential Uses)	Brookview Subdivision and Parkway Baptist Church
South	“PD” – Planned Development District Ordinance No. 1996-11-47 (Residential Uses)	Stone Brooke Crossing Subdivision
East	“PD” – Planned Development District Ordinance No. 97-05-34 (Office Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2009-10-074 (Office Uses)	Advanced Foot & Ankle Center

ACCESS/CIRCULATION:

Adjacent Streets: Virginia Pkwy, 120’ Right-of-Way, Major Arterial
Crutcher Crossing, 60’ Right-of-Way, Collector

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Virginia Pkwy and Crutcher Crossing

Hike and Bike Trails: Not applicable

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)

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

Median Landscape Fees: 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/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat