

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lot 6R, Block A, of Hwy 121 Addition, Located Approximately 1,300 Feet West of Stacy Road and on the North Side of State Highway 121 (Sam Rayburn Tollway)

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed minor replat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed minor replat 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 Minor Plat/Replat Approval Checklist, attached.
2. The applicant revise the plat to update the title block to include the following language in order to match the dedication language: "and a portion of a called 160.081 acre tract of land described in a deed to Craig Ranch II LP recorded in Volume 4952, Page 1219."

APPLICATION SUBMITTAL DATE: December 15, 2014 (Original Application)
December 29, 2014 (Revised Submittal)
January 5, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to replat two existing lots, Lot 7R (approximately 6.37 acres), Lot 6 (approximately 2.96 acres), and an unplatted tract (approximately 1.49 acres) into one lot, totaling approximately 10.82 acres.

PLATTING STATUS: The subject property is currently partially platted as Lot 7R and Lot 6, Block A of the Highway 121 Addition, while the remainder is unplatted. The minor replat 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	“PD” – Planned Development District Ordinance No. 1726, “PD” – Planned Development District Ordinance No. 1755, “PD” – Planned Development District Ordinance No. 2004-12-123, “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2004-12-123, “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District (Commercial Uses)	La Quinta Inn and Suites and Undeveloped Land
South	City of Allen	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 1726, “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2007-12-117, “PD” – Planned Development District Ordinance No. 1755, “PD” – Planned Development District Ordinance No. 2012-06-027, “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District (Commercial Uses)	Advantage Self-Storage and 2 nd Family Dogs

ACCESS/CIRCULATION:

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

Henneman Way, 80' Right-of-Way, Collector

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along State Highway 121 Frontage Road

Hike and Bike Trails: Required Along Henneman Way

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) **(None due per VCIM Agreement)**

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

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

ATTACHMENTS:

- Standard Conditions for Minor Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- PowerPoint Presentation