

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, Planning Manager

**FROM:** Danielle Quintanilla, Planner I

**SUBJECT:** Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A of the 7-Eleven Wilmeth Addition, Located on the Southwest Corner of Wilmeth Road and Lake Forest Drive

**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.

**APPLICATION SUBMITTAL DATE:** September 26, 2016 (Original Application)  
October 10, 2016 (Revised Submittal)  
October 24, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 2.618 acres into two lots for commercial uses.

The applicant has submitted an associated specific use permit (16-280SUP) which is also being considered at the November 8, 2016 Planning and Zoning Commission Meeting.

**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
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Subject Property	“PD” – Planned Development District Ordinance No. 2003-06-060 (Commercial Uses)	Undeveloped Land
North	“BG” – General Business District (Commercial Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2003-06-060 (Residential Uses)	Single Family Residential Subdivision – Summit View Lake Phase 3
East	“AG” – Agricultural District	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2003-06-060 (Residential Uses)	Single Family Residential Subdivision – Summit View Lake Phase 3

**ACCESS/CIRCULATION:**

Adjacent Streets: Wilmeth Road, Variable Right-of-Way, Major Arterial

Lake Forest Drive, Variable Right-of-Way, Major Arterial

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

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Wilmeth Road

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 Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat