

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Consider/Discuss/Act on Preliminary-Final Plat for Lot 3R, Block A, Craig Ranch North Phase 12, Located at the Northwest Corner of Stacy Road and Alma Road

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/Replat Approval Checklist, attached.
2. The applicant revise the plat to remove the purpose statement from the surveyor's notes.
3. The applicant revise the plat to change the title block to list the type of plat as a "Preliminary-Final Plat".

APPLICATION SUBMITTAL DATE: April 11, 2016 (Original Application)
May 6, 2016 (Revised Submittal)
May 24, 2016 (Revised Submittal)
May 31, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 3.04 acres into one lot for retail uses.

PLATTING STATUS: The subject property is currently conveyance platted as Lot 3, Block A, of Craig Ranch North Phase 12. Subsequent to the approval of the preliminary-final plat, a record plat, 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	“PD” – Planned Development Ordinance No. 2001-02-017 and “REC” – Regional Employment Center Overlay District (Retail Uses)	Undeveloped Land
North	PD – Planned Development Ordinance No. 2001-02-017 and “REC” – Regional Employment Center Overlay District (Residential Uses)	Existing Development(s) or Undeveloped Land
South	“PD” – Planned Development Ordinance No. 2015-07-070 and “REC” – Regional Employment Overlay District and “PD” – Planned Development District Ordinance No. 2001-02-017 and “REC” – Regional Employment Center Overlay District (Commercial and Retail Uses)	CST Corner Store and Undeveloped Land
East	“AG” – Agriculture District (Agricultural Uses)	Undeveloped Land
West	PD – Planned Development Ordinance No. 2001-02-017 and “REC” – Regional Employment Center Overlay District (Retail Uses)	Children’s Lighthouse Learning Center

ACCESS/CIRCULATION:

Adjacent Streets: Stacy Road, 130’ Right-of-Way, Principal Arterial

Alma Road, 120’ 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 Stacy and Alma

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) **(None per VCIM Development 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 Preliminary-Final Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat