

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Consider/Discuss/Act on the Request for a Preliminary-Final Plat for Lot 1, Block A, of the Southern Hills at Craig Ranch Addition, Located on the North Side of State Highway 121 (Sam Rayburn Tollway) and Approximately 400 Feet West of Future Craig Ranch Parkway

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 submit an exhibit to show the turning radii for the 3-leg intersection connecting Lots 1R and 3 is adequate for the maneuvering of large trucks and passenger vehicles, subject to the review and approval of the City Engineer, and revise the plat as necessary.

APPLICATION SUBMITTAL DATE: January 26, 2015 (Original Application)
February 23, 2015 (Revised Submittal)
February 26, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 6.79 acres into 2 lots for commercial use. There is an associated site plan (14-319SP) for a theater (Moviehouse and Eatery) that has been approved.

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	“PD” – Planned Development District Ordinance No. 2001-02-017 (Retail Uses) and “REC” – Regional Employment Center Overlay District	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2014-01-002 (Single Family Residential Uses) and “REC” – Regional Employment Center Overlay District	Undeveloped Land
South	City of Allen	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2001-02-017 (Mixed Use) and “REC” – Regional Employment Center Overlay District	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2007-10-107 (Retail Uses) and “REC” – Regional Employment Center Overlay District	Lowe’s Home Improvement

ACCESS/CIRCULATION:

Adjacent Streets: State Highway 121, Variable Width Right-of-Way, Major Regional Highway

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along State Highway 121

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 due per the 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: None due per the VCIM Development Agreement

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