

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Consider/Discuss/Act on the Request by RLK Engineering, Inc., for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Tuscarora at Craig Ranch Addition, Being Fewer than 18 Acres, Located on the Southwest 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 condition:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: October 14, 2013 (Original Application)
October 29, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 17.56 acres into two lots, located at the southwest corner of Stacy Road and Alma Road. An associated site plan (13-215SP) has also been submitted for proposed Lot 2 for the development of an assisted living/independent living facility.

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.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2013-08-073,
"PD" – Planned Development District Ordinance No. 2001-02-017,
and "REC" – Regional Employment Center Overlay District
(Commercial Uses)

North "PD" – Planned Development District Undeveloped Land

Ordinance No. 2001-02-017, and “REC”
– Regional Employment Center Overlay
District (Commercial and Single Family
Residential Uses Uses)

South	“PD” – Planned Development District Ordinance No. 2001-02-017, and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses)	Settlement at Craig Ranch Subdivision
East	“AG” – Agricultural District and “REC” – Regional Employment Center Overlay District (Agricultural Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2001-02-017, and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses)	Settlement at Craig Ranch Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Stacy Road, 130’ Right-of-Way, Principal Arterial
Alma Road, 120’ Right-of-Way, Major Arterial

Discussion: Lot 2 has two proposed points of access along Alma Road. The final location of all access points, including those for Lot 1, will be determined with the site plan process.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance, and for submittal of a tree survey or tree preservation plan, as determined by the Arborist. The applicant will also be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Stacy Road

Hike and Bike Trails: Required along Alma Road (20’ wide)

Road Improvements: All road improvements necessary for this development, and as determined by the City Engineer

Utilities: All utilities necessary for this development, and as determined by the City Engineer

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, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

FEES:

Roadway Impact Fees: None due per VCIM Development Agreement

Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

Median Landscape Fees: Not Required

Park Land Dedication Fees: Not Applicable

Pro-Rata: Not Applicable

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