



16-387PF

**TITLE:** Consider/Discuss/Act on a Preliminary-Final Plat for Lot 4R, Block A, of Southern Hills at Craig Ranch Commercial, Located Northwest Corner of Craig Ranch Parkway and State Highway 121 (Sam Rayburn Tollway)

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** January 24, 2017

**DEPARTMENT:** Planning

**CONTACT:** Matt Robinson, AICP, Planning Manager  
Danielle Quintanilla, Planner I

**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.
2. The applicant file the associated conveyance plat for the subject property.
3. The applicant provide filing information for all off-site easements, subject to review and approval of the Civil Engineer.

**APPLICATION SUBMITTAL DATE:** December 12, 2016 (Original Application)  
December 27, 2016 (Revised Submittal)  
January 9, 2017 (Revised Submittal)  
January 12, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to develop an approximately 1.15 acre tract of land for a commercial use.

The applicant received approval of an associated site plan (16-388SP) for a convenience store (7-Eleven) on January 13, 2017.

**SUPPORTING MATERIALS:**

[PZ Report](#)

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)