



17-026PF

**TITLE:** Consider/Discuss/Act on a Preliminary-Final Plat for Lot 2R1, Block A, of Southern Hills at Craig Ranch Commercial, Located on the Northwest Corner of Craig Ranch Parkway and State Highway 121 (Sam Rayburn Tollway)

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

**MEETING DATE:** April 25, 2017

**DEPARTMENT:** Planning

**CONTACT:** Samantha Pickett, 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 condition, 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:** January 30, 2017 (Original Application)  
March 22, 2017 (Revised Submittal)  
March 28, 2017 (Revised Submittal)  
April 5, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to develop an approximately 1.49 acre tract of land for an office use.

**PLATTING STATUS:** The subject property is currently conveyance platted as Lot 2R, Block A of Southern Hills at Craig Ranch Commercial. 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 District Ordinance No. 2001-02-017 (Mixed Uses); "REC" - Regional Employment Center Overlay District; "CC" - Corridor Commercial Overlay District	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2014-01-002; "REC" - Regional Employment Center Overlay District; "CC" - Corridor Commercial Overlay District	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2001-02-017 (Mixed Uses); "REC" - Regional Employment Center Overlay District; "CC" - Corridor Commercial Overlay District	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2001-02-017 (Mixed Uses); "REC" - Regional Employment Center Overlay District; "CC" - Corridor Commercial Overlay District	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2001-02-017 (Mixed Uses); "REC" - Regional Employment Center Overlay District; "CC" - Corridor Commercial Overlay District	Moviehouse and Eatery

**ACCESS/CIRCULATION:**

Adjacent Streets: Craig Ranch Parkway, Variable Right-of-Way Width, Local

State Highway 121 (Sam Rayburn Tollway), Variable Right-of-Way Width, Tollway

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

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Craig Ranch Parkway

Hike and Bike Trails: Not Required

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. 2017-02-021)

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 or phone calls in support of or opposition to this request.

**SUPPORTING MATERIALS:**

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)