



18-0269PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of SGI United Addition, Approximately 300 Feet West of Alma Road and on the South Side of Stacy Road

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: November 27, 2018

DEPARTMENT: Planning

CONTACT: Derrick Rhys Wilson, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

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 the 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: July 20, 2017 (Original Application)
September 26, 2018 (Revised Submittal)
October 12, 2018 (Revised Submittal)
November 1, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 3.2 acres into two lots, proposed Lot 1 (approximately 1.62 acres) and proposed Lot 2 (approximately 1.53 acres).

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. 2015-07-070, and "REC" - Regional Employment Center Overlay District (Commercial Uses) | Undeveloped Land |
| North | "PD" - Planned Development District Ordinance No. 2001-02-017, and "REC" - Regional Employment Center Overlay District (Mixed Uses) | Subway Restaurants, EPJ Donuts, Domino's Pizza, Advanced Nails, and Children's Lighthouse Learning Center |
| South | "PD" - Planned Development District Ordinance No. 2015-07-070, and "REC" - Regional Employment Center Overlay District (Single Family Residential Uses) | Westminster at Craig Ranch Subdivision |
| East | "PD" - Planned Development District Ordinance No. 2001-02-017 (Mixed Uses), "SUP" - Specific Use Permit Ordinance No. 2015-06-055 (Fueling Station Uses) and "REC" - Regional Employment Center Overlay District | Valero Gas Station |
| 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

Rowlett Creek Way, 52' Right-of-Way, Collector

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 City Arborist. The applicant will 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 and Rowlett Creek Way

Hike and Bike Trails: Not Applicable

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 accompanying 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: Not Applicable (Per VCIM Agreement)

Utility Impact Fees: Applicable (Ordinance No. 2017-02-021)

Median Landscape Fees: Required along Stacy Road

Park Land Dedication Fees: Not Required

Pro-Rata: As determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed preliminary-final plat.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)