

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



November 20, 2014

**FP14-18: proposed Final Plat of The Traditions Subdivision – Phase 27**

**SIZE AND LOCATION:** 13.837 acres of land out of the John H. Jones Survey adjoining the north side of the 3800 block of South Traditions Drive between HSC Parkway and Club Drive

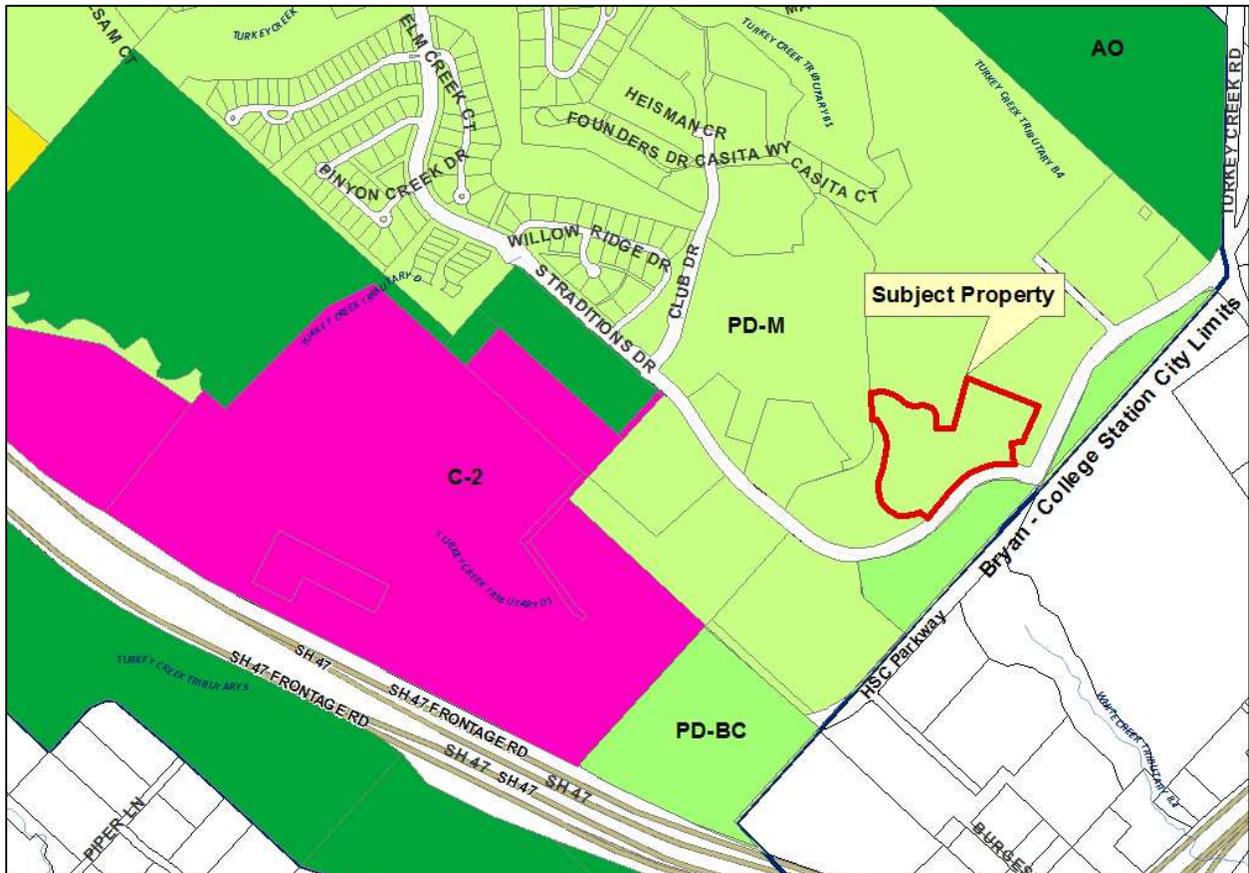
**EXISTING LAND USE:** vacant acreage

**ZONING:** Planned Development – Mixed Use (PD-M)

**APPLICANT(S):** Bryan Traditions, LP - Eddie Hare

**AGENT(S):** Schultz Engineering, LLC

**STAFF CONTACT:** Randy Haynes, Senior Planner



**PROPOSED SUBDIVISION:**

On September 4, 2014, the Planning and Zoning Commission approved a final plat for The Traditions – Phase 27. Prior to recording the document with the County Clerk, however, the property owners and developer discovered the need to slightly reconfigure the arrangement of lots, easements and common area. Revised preliminary plan and final plat drawings were subsequently submitted and reviewed by the Site Development Review Committee.

The proposed final plat of Phase 27 of The Traditions Subdivision creates 2 lots intended for commercial development, and 10.456 acres of common area on 13.837 acres of vacant land currently zoned Planned Development – Mixed Use District (PD-M). The two lots in this proposed subdivision phase are planned to accommodate development of phase one of the ATLAS, Texas project, a master-planned community designed for companies engaged in the manufacturing of biologics and pharmaceuticals. Access to Lot 2 is proposed to be via a private driveway that is proposed to be located within a public access easement.

**RECOMMENDATION:**

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.