

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

November 19, 2015



FP15-32: proposed Final Plat of Colony Commercial Subdivision

SIZE AND LOCATION: 3.18 acres of land out of the John Austin Survey, A-2 located at the northeast corner of Boonville Road (FM 158) and Austin's Colony Parkway

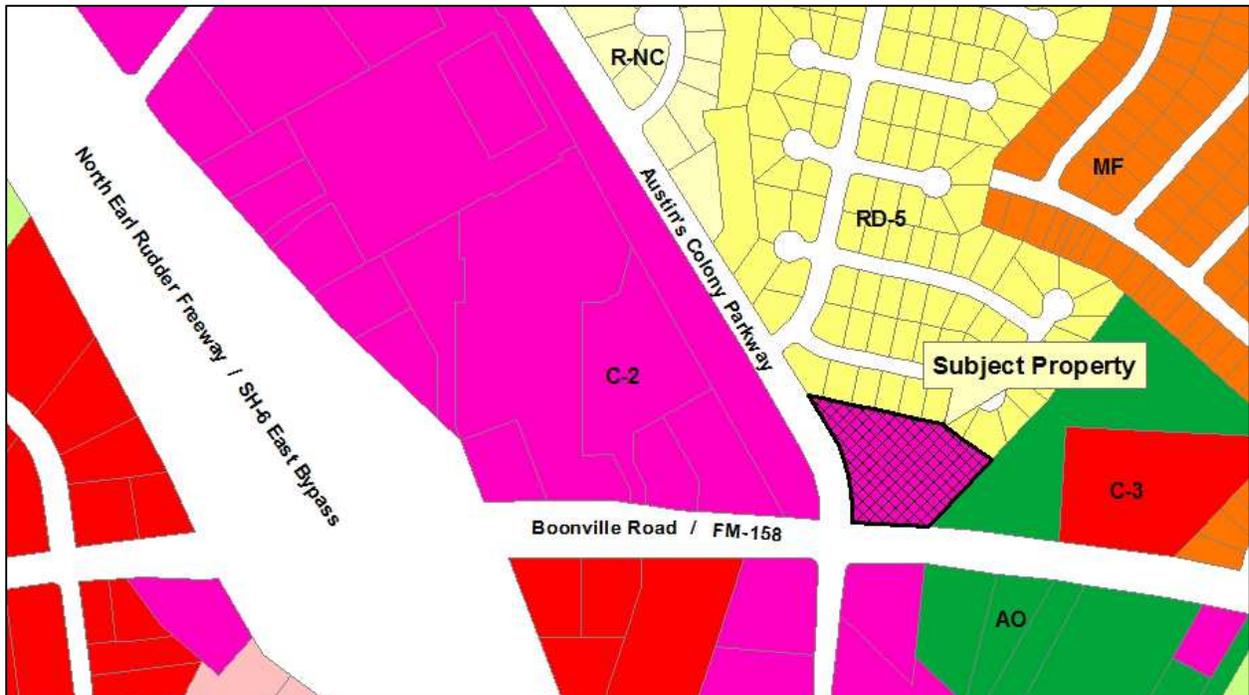
EXISTING LAND USE: vacant acreage

ZONING: Retail District (C-2)

APPLICANT(S): Mark Carrabba of Carrabba Interests

AGENT(S): Stewart Kling of Civil Engineering Consultants

STAFF CONTACT: Randy Haynes, AICP, Senior Planner





PROPOSED SUBDIVISION AND STAFF RECOMMENDATION:

The subject property is 3.18 acres of vacant land currently zoned Retail District (C-2). The proposed final plat creates two new lots, 1.5 acres and 1.68 acres in size, respectively. A new 6-inch wide sewer main to provide sewer service to proposed Lot 1 will be extended and dedicated to the public by the developer as part of this subdivision. A private cross access easement is proposed for future development on the subject properties to share access to Booneville Road (FM 158) and Austin's Colony Parkway.

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