

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Consider/Discuss/Act on the Request by Burgess & Niple, Inc., on Behalf of Davis Development, Custer Road II, L.L.C., for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Davis Development Custer Road Addition, Being Fewer than 28 Acres, Located on the East Side of Custer Road and Approximately 1,500 Feet North of Stacy Road

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:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.

Prior to filing the plat for record:

2. The applicant revise the plat to remove at instances of “by separate instrument” for easements on the subject property.

APPLICATION SUBMITTAL DATE: January 27, 2014 (Original Application)
February 10, 2014 (Revised Submittal)
February 19, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to subdivide approximately 27.55 acres into two lots, located on the east side of Custer Road and approximately 1,500 feet north of Stacy Road. Two associated site plans (14-021SP and 14-022SP) for two multiple family residential developments on proposed Lots 1 and 2 are currently under review by Staff.

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.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” Planned Development District Ordinance No. 2013-08-075 (Multiple Family Residential Uses)

North “PD” Planned Development District Ordinance No. 2013-08-075 (Single Family Residential and Commercial Uses) Undeveloped Land

South “PD” Planned Development District Ordinance No. 1756 (Commercial Uses), “PD” Planned Development District Ordinance No. 2009-05-034 (Multiple Family Residential Uses), and “PD” Planned Development District Ordinance No. 2013-08-075 (Commercial Uses) Walgreen’s Pharmacy and The Avenues at Craig Ranch

East “PD” Planned Development District Ordinance No. 1756 (Single Family Residential Uses) Rowlett Creek Park – Ogle Elementary School

West City of Frisco Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Custer Road, 120’ Right-of-Way, Principle Arterial

Discussion: All points of access to the subject property will be determined during the site plan process.

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 Arborist. The applicant will also be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Custer Road

Hike and Bike Trails: Not Required

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 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, 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: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees: Required along Custer Road (Estimated at \$22,322.70)

Park Land Dedication Fees: Applicable

Pro-Rata: Applicable (16" Water Line Estimated at \$15,973)

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP): The proposed request does not conflict with the Master Thoroughfare Plan.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

ATTACHMENTS:

- Standard Conditions for Preliminary-Final Plat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat