

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Steven Duong, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by CEI Engineering Associates, Inc., on Behalf of Greenway-Custer Partners, L.P., for Approval of a Minor Replat for Lots 2R-1, 2R-2, and 2R-3 Block A, of the CVS Stacy Custer Addition, Being Fewer than 11 Acres, Located on the Southeast Corner of Custer Road and Stacy Road

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed minor replat.

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed minor replat with the following conditions:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Minor Replat Approval Checklist, attached.

Prior to filing the plat for record:

2. The applicant revise the plat to correct the title block description to "Being a Replat of Lot 2R, Block A".
3. The applicant revise the signature block to reflect "Planning and Zoning Commission Chairman" as the approval body.

**APPLICATION SUBMITTAL DATE:** November 11, 2013 (Original Application)  
November 25, 2013 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide one lot into three lots, Lot 2R-1, (approximately 2.49 acres), Lot 2R-2 (approximately 2.93 acres), and Lot 2R-3 (approximately 5.53 acres), located generally on the southeast corner of Custer Road and Stacy Road. An associated site plan (13-252SP) for a day care on proposed Lot 2R-2 has also been submitted for review.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: “PD” – Planned Development District Ordinance No. 2013-10-098 and “REC” – Regional Employment Center Overlay District (Commercial Uses)

North	“PD” – Planned Development District Ordinance No. 2006-11-134, “PD” – Planned Development District Ordinance No. 2013-08-075, and “REC” – Regional Employment Center Overlay District (Commercial Uses)	Chase Bank, CVS Pharmacy, and Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2010-11-049 and “REC” – Regional Employment Center Overlay District (Multiple Family Residential Uses)	Retreat at Craig Ranch
East	“PD” – Planned Development District Ordinance No. 2010-11-049 and “REC” – Regional Employment Center Overlay District (Multiple Family Residential Uses)	Retreat at Craig Ranch
West	City of Frisco	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Stacy Road, 130’ Right-of-Way, 6-Lane Principal Arterial  
Custer Road, 120’ Right-of-Way, 6-Lane Principal Arterial

Discussion: All proposed lots have frontage onto Custer Road or Stacy Road and/or mutual access easements granting access to each respective roadway.

**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 Custer Road  
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

**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)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: Applicable. Pro-Rata fees to be calculated by the City Engineer and paid prior to filing plat.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has not received any comments either in opposition to or in support of the proposed minor replat.

**ATTACHMENTS:**

- Standard Conditions for Minor Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- PowerPoint Presentation