

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Samantha Pickett, Planner II

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R-A and 3, Block A, of the Shops at Eagle Point Addition, Being Less than 1 Acre, Located on the West Side of Custer Road and Approximately 1,250 Feet South of U.S. Highway 380 (University Drive)

**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, 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/Replat Approval Checklist, attached.
2. The applicant revise the plat to combine the line data and curve data tables into one table.
3. The applicant revise the plat to correct the overlapping text on the proposed Fire Lane and Mutual Access Easement that connects to Custer Road.

**APPLICATION SUBMITTAL DATE:** September 15, 2014 (Original Application)  
September 29, 2014 (Revised Submittal)  
October 2, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide one existing lot into two, Lot 1R-A (approximately 15.52 acres) and Lot 3 (approximately 0.57 acres). The applicant has submitted an associated site plan (14-267SP) for a dry cleaning shop, Eco Clean Dry Clean Super Center, on proposed Lot 3, which was approved by Staff on October 8, 2014.

**PLATTING STATUS:** The subject property is currently platted as Lot 1R, Block A, of the Shops at Eagle Point Addition. Subsequent to the approval of the minor replat, the plat

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. 2004-10-109 (Commercial Uses)

North	“PD” – Planned Development District Ordinance No. 2004-10-109 and “CC” – Corridor Commercial Overlay District (Commercial Uses)	Wal-Mart
South	“AG” – Agricultural District (Agricultural Uses)	Cross Timbers Animal Clinic and Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2001-07-080 and “PD” – Planned Development District Ordinance No. 2001-07-080 (Single Family Residential Uses)	Lacima Meadows Area      Haven Common
West	“PD” – Planned Development District Ordinance No. 2007-09-092 and “CC” – Corridor Commercial Overlay District (Commercial and Office Uses)	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Custer Road, 130’ Right-of-Way, Principal Arterial

Discussion: Proposed Lot 1R-A will have direct access to Custer Road, and proposed Lot 3 will have access to Custer Road via mutual access easement.

**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: Existing 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: Not Applicable

Park Land Dedication Fees: Not Applicable

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 minor replat.

**ATTACHMENTS:**

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