

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1, 2, and 3, Block A, of the Leon Capital Addition, Located on the Northwest Corner of Virginia Parkway and Custer 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, which must be satisfied prior to filing a plat for record:

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

APPLICATION SUBMITTAL DATE: December 14, 2015 (Original Application)
March 8, 2016 (Revised Submittal)
May 19, 2016 (Revised Submittal)
June 1, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 13.64 acres into 3 lots for commercial uses.

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.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	“PD” – Planned Development District Ordinance No. 2006-04-039 (Commercial Uses), and “PD” – Planned Development District Ordinance No. 2004-11-116 (Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 1998-08-44 (Single Family Residential Uses)	Virginia Hills Subdivision
South	“SUP” – Specific Use Permit Ordinance No. 2014-05-031 (Commercial Uses), and “PD” – Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)	Sprouts Farmers Market, LA Fitness, Little Cesar’s Pizza, and 7-Eleven Convenience Store
East	“PD” – Planned Development District Ordinance No. 1741 (Commercial Uses)	Custer Virginia Marketplace
West	“PD” – Planned Development District Ordinance No. 1998-08-44 (Single Family Residential Uses)	Virginia Hills Subdivision

ACCESS/CIRCULATION:

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

Virginia Parkway, 120’ Right-of-Way, Major Arterial

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Virginia Parkway and currently exist along Custer Road

Hike and Bike Trails: Not Required

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.

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: Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: As Determined by the City Engineer

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