

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R, 2R, and 3 - 9, Block A, of the Encore McKinney Addition, Located on the Northeast Corner of Custer Road and 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, 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/Replat Approval Checklist, attached;
2. The applicant file the conveyance plat;
3. The applicant revise the plat to add the recording information for the conveyance plat in the title block;
4. The applicant revise the plat to add the recording information for the conveyance plat in the owner's dedication; and
5. The applicant revise the plat to add the recording information for the conveyance plat in the metes and bounds description.

APPLICATION SUBMITTAL DATE: February 8, 2016 (Original Application)
March 8, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 19.91 acres into 9 lots for commercial uses.

PLATTING STATUS: A conveyance plat (15-248CVP) was approved by the Planning and Zoning Commission on October 27, 2015. 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
Subject Property	"PD" – Planned Development District Ordinance No. 2013-08-075 and Specific Use Permit Ordinance No. 2016-01-004 (Commercial and Mini-warehouse Uses)	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 2013-08-075 (Multi-Family Residential Uses)	Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 1756, "PD" – Planned Development District Ordinance No. 2013-10-098, and "PD" – Planned Development District Ordinance No. 2010-11-049 (Commercial and Multi-Family Residential Uses)	Walgreens, Wellstone at Craig Ranch 1, and Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 2009-05-034 (Multi-Family residential Uses)	Avenues at Craig Ranch Apartments
West	City of Frisco	Undeveloped Land

ACCESS/CIRCULATION:

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

Stacy Road, 130' Right-of-Way, Principal Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Stacy Road and 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 or Not Applicable

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/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat