

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A of the Bank of the Ozarks Addition, Located on the Southeast Corner of Custer Road and Collin McKinney Parkway

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 condition, 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.

APPLICATION SUBMITTAL DATE: August 24, 2015 (Original Application)
September 8, 2015 (Revised Submittal)
September 15, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to plat approximately 1.78 acres into one lot for bank uses. The applicant has also submitted a site plan (15-225SP) for the bank (Bank of the Ozarks), which was approved by Staff on September 30, 2015.

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat, a record plat, 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. 2003-05-050, “PD” Planned Development District Ordinance No. 2006-02-018, and “REC” – Regional Employment Center Overlay District (Retail Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2003-05-050 and “REC” – Regional Employment Center Overlay District (Retail Uses)	First United Bank
South	“PD” Planned Development District Ordinance No. 2006-02-018 and “REC” – Regional Employment Center Overlay District (Retail Uses)	Undeveloped Land
East	“PD” Planned Development District Ordinance No. 2014-08-057 and “REC” – Regional Employment Center Overlay District (Office Uses)	Undeveloped Land
West	City of Frisco	RaceTrac

ACCESS/CIRCULATION:

Adjacent Streets: Custer Road, 140’ Right-of-Way, Principal Arterial

Collin McKinney Parkway, 120’ Right-of-Way, Greenway Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Custer Road and Collin McKinney Parkway

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: Not Applicable per VCIM Agreement

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

Median Landscape Fees: Applicable along Custer Road and Collin McKinney Parkway

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