

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 6R and 7R, Block A, of the Tour Drive South Addition, Located on the East Side of Custer Road and on the North Side of 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 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 revise the plat to provide the filing information for the previous lot information; on the two lots, in the Title Block, and in the Owner's Dedication.
3. The applicant revise the plat to provide the filing information for the offsite Mutual Access Easement on the eastern side of the property connecting to Piper Glen Road.

APPLICATION SUBMITTAL DATE: August 10, 2015 (Original Application)
August 24, 2015 (Revised Submittal)
August 29, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to plat approximately 9.73 acres as two lots, for retail and senior multi-family residential uses. An associated conveyance plat (15-213CVP) and site plan (15-215SP) is being considered concurrently at the September 8, 2015 Planning and Zoning Commission meeting.

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat/replat, 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. 2003-05-050 and "PD" – Planned Development District Ordinance No. 2006-02-018 (Retail Uses)	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 2013-08-074 and "REC" – Regional Employment Center Overlay District (Single Family Uses)	Fairways at Craig Ranch #1 and Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 2003-05-050, "PD" – Planned Development District Ordinance No. 2006-02-018 and "PD" – Planned Development District Ordinance No. 2014-08-057 and "REC" – Regional Employment Center Overlay District (Retail and Office Uses)	First United Bank and Trust and Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 2003-05-050 and "PD" – Planned Development District Ordinance No. 2009-12-086 and "REC" – Regional Employment Center Overlay District (Retail and Single Family Residential Uses)	Estates at Craig Ranch West
West	"PD" – Planned Development District Ordinance No. 2003-05-050 and "PD" – Planned Development District Ordinance No. 2006-02-018 (Retail Uses)	First United Bank and Trust, the City of Frisco and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Custer Road, 120' 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: Applicable (Ordinance No. 2013-11-108) **(None due per the VCIM Development Agreement)**

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 **(None Due per the VCIM Development Agreement)**

Pro-Rata: 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