

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Steven Duong, Planner I

SUBJECT: Consider/Discuss/Act on the Request by Redplains Professional, L.L.C., on Behalf of CDTC Investments, L.L.C., for Approval of a Preliminary-Final Plat for Lot 4R1, Block A, of the Tour Drive South Addition, Being Less than 1 Acre, Located Approximately 290 Feet North of Collin McKinney Parkway and on the East Side of 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:

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

APPLICATION SUBMITTAL DATE: July 14, 2014 (Original Application)
July 28, 2014 (Revised Submittal)
August 5, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to plat approximately 0.62 acres into one lot for development, located approximately 290 feet north of Collin McKinney Parkway and on the east side of Custer Road. An associated site plan (14-099SP) for a dental office on the proposed Lot 4R1 was approved by Staff on June 4, 2014.

PLATTING STATUS: The subject property is currently conveyance platted as Lot 4R, Block A of the Tour Drive South Addition. 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.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2006-02-018 and "REC" – Regional Employment Center Overlay District (Commercial Uses)

North	"PD" – Planned Development District Ordinance No. 2006-02-018 and "REC" – Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 2003-05-050 and "REC" – Regional Employment Center Overlay District (Commercial Uses)	First United Bank
East	"PD" – Planned Development District Ordinance No. 2006-02-018 and "REC" – Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
West	City of Frisco	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Custer Road, 130' Right-of-Way, 6 Lane Principal Arterial

Discussion: Lot 4R1 has frontage onto Custer Road. The final location of all access points will be determined through the site plan and/or development platting process.

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 Arborist. The applicant will also be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks: 6' Required 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) (None due per VCIM Development Agreement)

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

Median Landscape Fees: Applicable along Custer Road (\$25.50 per linear foot of street frontage)

Park Land Dedication Fees: Not Applicable

Pro-Rata: Not Applicable

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP): The proposed request does not conflict with the Master Thoroughfare Plan.

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