

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by CEI Engineering Associates, Inc., on Behalf of Greenway-Custer Partners, L.P., for Approval of a Minor Replat for Lots 2R-1, 2R-2 and 2R-3, Block A, of the CVS Stacy Custer Addition, Being Fewer than 11 Acres, Located on the Southeast Corner of Custer Road and Stacy Road

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed minor replat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed minor replat with the following condition:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Minor Replat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: May 12, 2014 (Original Application)
May 27, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide one lot into three lots, Lot 2R-1, (approximately 1.27 acres), Lot 2R-2 (approximately 4.07 acres), and Lot 2R-3 (approximately 5.62 acres), located generally on the southeast corner of Custer Road and Stacy Road. An associated site plan (13-252SP) for a day care, to be located on proposed Lot 2R-2, has also been submitted for review.

In December of 2013, the Planning and Zoning Commission approved a minor replat (13-251MRP) for the subject property; however, the applicant has withdrawn that plat and submitted the current plat showing a revised layout and easements.

PLATTING STATUS: The subject property is currently platted as Lot 2R, Block A, of the CVS Stacy Custer Addition. Subsequent to the approval of the minor replat, the plat 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. 2013-10-098 and “REC” – Regional Employment Center Overlay District (Commercial Uses)

North	“PD” – Planned Development District Ordinance No. 2006-11-134, “PD” – Planned Development District Ordinance No. 2013-08-075, and “REC” – Regional Employment Center Overlay District (Commercial Uses)	Chase Bank, CVS Pharmacy, and Undeveloped Land
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South	“PD” – Planned Development District Ordinance No. 2010-11-049 and “REC” – Regional Employment Center Overlay District (Multiple Family Residential Uses)	Retreat at Craig Ranch
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East	“PD” – Planned Development District Ordinance No. 2010-11-049 and “REC” – Regional Employment Center Overlay District (Multiple Family Residential Uses)	Retreat at Craig Ranch
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West	City of Frisco	Undeveloped Land
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ACCESS/CIRCULATION:

Adjacent Streets: Stacy Road, 130’ Right-of-Way, 6-Lane Principal Arterial

Custer Road, 120’ Right-of-Way, 6-Lane Principal Arterial

Discussion: All proposed lots have frontage onto Custer Road or Stacy Road.

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Custer Road and Stacy 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

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)

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

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: Applicable. Pro-Rata fees to be calculated by the City Engineer and paid prior to filing the plat.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed minor replat.

ATTACHMENTS:

- Standard Conditions for Minor Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- PowerPoint Presentation