

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of VCIM Partners, L.P., for Approval of a Preliminary-Final Plat for Lots 1 - 4 and Common Area A-1, Block A of the Collin McKinney Commercial Addition, and Piper Glen Road Right-of-Way Dedication, Being Fewer than 21 Acres, Located on the South Side 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/Replat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: July 14, 2014 (Original Application)
July 28, 2014 (Revised Submittal)
July 30, 2014 (Revised Submittal)
July 31, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 20.99 acres into four lots, Lot 1 (approximately 5.50 acres), Lot 2 (approximately 9.87 acres), Lot 3 (approximately 2.69 acres) and Lot 4 (approximately 2.30 acres), one common area, and dedicate right-of-way for Piper Glen Road, located on the south side of Collin McKinney Parkway and on the east side of Custer Road. An associated rezoning case (14-170Z) for office uses on proposed Lot 1 is being considered at the August 19, 2014 City Council meeting.

PLATTING STATUS: The subject property is currently unplatted. 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. 2003-05-050 (Commercial Uses), “PD” – Planned Development District Ordinance No. 2005-06-066 (Mixed Uses), “PD” – Planned Development District Ordinance No. 2006-02-018 (Commercial Uses) and “REC” – Regional Employment Center Overlay District

North	“PD” – Planned Development District Ordinance No. 2003-05-050 (Commercial and Single Family Residential Uses), “PD” – Planned Development District Ordinance No. 2006-01-002 (Single Family Residential Uses) and “REC” – Regional Employment Center Overlay District	Estates at Craig Ranch West Subdivision and Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2014-01-002 (Single Family Residential and Multiple Family Residential Uses), “PD” – Planned Development and “REC” – Regional Employment Center Overlay District	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2001-02-017 (Commercial Uses) and “REC” – Regional Employment Center Overlay District	TPC at Craig Ranch
West	City of Frisco	RaceTrac, Hunter’s Creek Common Area, and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Collin McKinney Parkway, 120’ Right-of-Way, Greenway Arterial
Custer Road, 130’ Right-of-Way, Principle Arterial
Future Piper Glen Road, Variable Width Right-of-Way, Collector

Discussion: Proposed Lot 1 has direct access to future Piper Glen Road and Collin McKinney Parkway; proposed Lot 2 has direct access to future Piper Glen Road and Collin McKinney Parkway; and proposed Lots 3 and 4 have direct access to Custer 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 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' Wide Required along Collin McKinney Parkway and 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 Collin McKinney Parkway and Custer Road (\$25.50 per linear foot of 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/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat