

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 3R, 4R and 5, Block A of the Collin McKinney Commercial Addition and Leryn Lane Right-of-Way Dedication, Located Approximately 500 Feet South 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 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: January 25, 2016 (Original Application)
February 8, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 4.97 acres into three lots for commercial uses and dedicate right-of-way for Leryn Lane.

PLATTING STATUS: The subject property is currently conveyance platted as Lots 3 and 4, Block A, Collin McKinney Commercial Addition. 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 building permit.

ZONING:

| Location | Zoning District (Permitted Land Uses) | Existing Land Use |
|------------------|---|---|
| Subject Property | “PD” – Planned Development District Ordinance No. 2006-02-018 and “REC” – Regional Employment Center District (Commercial Uses) | Undeveloped Land |
| North | “PD” – Planned Development District Ordinance No. 2006-02-018 and “REC” – Regional Employment Center District (Commercial Uses) | Undeveloped Land |
| South | “PD” – Planned Development District Ordinance No. 2006-02-018 and “REC” – Regional Employment Center District (Commercial Uses) | Undeveloped Land |
| East | “PD” – Planned Development District Ordinance No. 2014-01-002 and “REC” – Regional Employment Center District (Multi-Family Residential Uses) | Undeveloped Land |
| West | City of Frisco | Hunter’s Creek Subdivision Common Area and Undeveloped Land |

ACCESS/CIRCULATION:

Adjacent Streets: Custer Road, 130’ Right-of-Way, Principal Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Custer Road

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 VCIM Agreement)**

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: 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