



18-0292MRP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lot 6R1, Block A, of the Tour Drive South Addition, Located Approximately 420 Feet North of Collin McKinney Parkway and on the East Side of Custer Road

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

MEETING DATE: February 12, 2019

DEPARTMENT: Planning

CONTACT: Kaitlin Gibbon, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: December 10, 2018 (Original Application)
January 8, 2019 (Revised Submittal)
January 14, 2019 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed minor replat.

ITEM SUMMARY: The applicant is proposing to replat one lot for development. The applicant has indicated that lots will be used to construct a medical office building.

PLATTING STATUS: The subject property is currently conveyance platted as Lot 6R, Block A of Tour Drive South 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.

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 Overlay District (Commercial Uses)	Undeveloped Land
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. 2006-02-018 and "REC" - Regional Employment Center Overlay District (Commercial Uses)	Custom Dental of McKinney and Artistry Senior at Craig Ranch
East	"PD" - Planned Development District Ordinance No. 2013-08-074 and "REC" - Regional Employment Center Overlay District (Single Family Residential Uses)	Fairways at Craig Ranch Ph. 1 Subdivision
West	City of Frisco	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Custer Road, 120' Right-of-Way, Principal Arterial

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: Not Required

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 accompanying 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)
Utility Impact Fees:	Applicable (Ordinance No. 2017-02-021)
Median Landscape Fees:	Not Required
Park Land Dedication Fees:	Not Required
Pro-Rata:	As determined by the City Engineer

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

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Minor Replat](#)
[Presentation](#)