



16-380PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lot 7R, Block A, of Custer's Bobos Addition, Located Approximately 470 Feet North of Virginia Parkway and on the West Side of Custer Road

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING BODY: Planning and Zoning Commission

DATE: April 11, 2017

CONTACT: Samantha Pickett, Planning Manager
Danielle Quintanilla, Planner I

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:

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

APPLICATION SUBMITTAL DATE: December 12, 2016 (Original Application)
January 17, 2017 (Revised Submittal)
March 14, 2017 (Revised Submittal)
March 24, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to develop an approximately 1.74 acre tract of land for a commercial use.

The applicant received approval of an associated site plan (16-390SP) for a retail and restaurant building on January 25, 2017.

PLATTING STATUS: The subject property is currently conveyance platted as Lot 7, Block A of the Custer's Bobos Addition. Subsequent to the approval of the preliminary-

final plat, a record plat, 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.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2006-04-039 (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2008-07-069 (Commercial Uses)	Kwik Kar Lube and Tune
South	"PD" - Planned Development District Ordinance No. 2006-04-039 (Commercial Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 1741 (Commercial Uses)	Taco Bell and Custer Virginia Marketplace
West	"PD" - Planned Development District Ordinance No. 2006-04-039 (Commercial Uses)	Undeveloped Land

ACCESS/CIRCULATION:

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

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

PUBLIC IMPROVEMENTS:

Sidewalks: Not Required

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)

Utility Impact Fees: Applicable (Ordinance No. 2017-02-021)

Median Landscape Fees: 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 or phone calls in support of or opposition of this preliminary-final plat.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)