



17-151PF

**TITLE:** Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A of Custer Ridge Addition, Located on the Northeast Corner of Ridge Creek Parkway and Custer Road

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** August 8, 2017

**DEPARTMENT:** Planning

**CONTACT:** Melissa Spriegel, Planner I  
Samantha Pickett, Planning Manager, AICP  
Brian Lockley, Directory of Planning, AICP, CPM

**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, which must be satisfied prior to filing the plat for record:

1. The applicant revise the plat to provide filing information for all off-site easements and easements by separate instrument.
2. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.

**APPLICATION SUBMITTAL DATE:** May 26, 2017 (Original Application)  
June 15, 2017 (Revised Submittal)  
July 13, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to plat approximately 2.22 acres of land as one lot. The applicant has indicated that lots will be used to construct retail uses.

**PLATTING STATUS:** The subject property is currently unplatted.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	"PD" - Planned Development District Ordinance No. 2006-02-018 and "REC" - Regional Employment Center Overlay District (Retail Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2006-02-018 and "REC" - Regional Employment Center Overlay District (Retail Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2006-02-018 and "REC" - Regional Employment Center Overlay District (Retail Uses)	Sonic
East	"PD" - Planned Development District Ordinance No. 2014-01-002 and "REC" - Regional Employment Center Overlay District (Multi-Family Residential Uses)	Undeveloped Land
West	City of Frisco	Single Family Residences

**ACCESS/CIRCULATION:**

Adjacent Streets: Custer Road, 120' Right-of-Way, Principle Arterial Ridge Creek Parkway, 80' Right-of-Way, Collector

**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 Ridge Creek Parkway  
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 Applicable
Park Land Dedication Fees:	Not Applicable
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 Preliminary-Final Plat](#)