



17-199PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lot 5, Block A, of Custer's Bobos Addition, Located on the Northwest Corner of Virginia Parkway and Custer Road

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: September 12, 2017

DEPARTMENT: Planning

CONTACT: Melissa Spriegel, Planner I
Samantha Pickett, Planning Manager, AICP
Brian Lockley, Director 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 revise the title block and dedication language to show being a replat of Lot 5, Block A, of the Custer's Bobos Addition and 1.26 Acres Out of the John R. Burrows Survey Abstract No. 70 and list the total acreage separately.
3. The applicant revise the dedication language to remove "Lots 5-7, Block A".

APPLICATION SUBMITTAL DATE: July 12, 2017 (Original Application)
August 2, 2017 (Revised Submittal)
August 7, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to plat approximately 5.11 acres as one

lot. The applicant has indicated that lot will be used to construct a grocery store.

An associated site plan (16-379SP) was approved by the Planning and Zoning Commission on February 14, 2017.

PLATTING STATUS: A portion of the subject property is currently conveyance platted as Lot 5, Block A of the Custer's Bobos Addition, while the remainder of the property is unplatted.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2006-04-039 and "PD" - Planned Development District Ordinance No. 2004-11-116 (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2004-11-116 (Commercial Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2001-02-024 and "PD" - Planned Development District Ordinance No. 2014-05-031 (Commercial Uses)	McKinney Marketplace and 7-Eleven
East	"PD" - Planned Development Ordinance No. 1741 (Commercial Uses)	Custer Virginia Marketplace and Chase Bank
West	"PD" - Planned Development District Ordinance No. 98-08-44 (Single Family Residential Uses)	Virginia Hills Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Custer Road, Variable Width Right-of-Way, Principal Arterial
Virginia Parkway, Variable Width Right-of-Way, Major 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: Required along Virginia 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 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: Applicable along Virginia Parkway and Custer Road

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 preliminary-final plat.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)