PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	October 1, 2024
AGENDA CAPTION:	Consider a request for a Final Plat of 34.050± acres in the Jesse H. Gough Survey, Abstract No. 347, generally located on the northeast corner of Custer Road and McDermott Drive. [Custer Ridge Estates - Final Plat]
STAFF RESOURCE:	Kim Yockey, Senior Planner
BOARD/COMMISSION ACTION:	March 5, 2024 - Preliminary Plat - Approved
PREVIOUS COUNCIL ACTION:	January 9, 2024 - Planned Development No. 151 - Approved - Ordinance No. 4057-1-24
STRATEGIC PLANNING GOAL:	Safe and Livable Community for All.

BACKGROUND

The subject property is generally located on the northeast corner of Custer Road and McDermott Drive. The surrounding properties are zoned as follows:

- North: Planned Development No. 112 with a base zoning of Single-Family Residential (R-5).
- East: Community Facilities and Planned Development No. 97 with a base zoning of Single-Family Residential (R-7).
- South: (across McDermott Drive): Planned Development No. 56 with a base zoning of Shopping Center and R-5, and Agriculture-Open Space.
- West: (across Custer Road): City of Plano.

The subject property is currently 34.050+/- acres and is in the Planned Development No. 151 zoning district with a base zoning of R-5. In January 2024, City Council adopted a Planned Development for Custer Ridge Estates. The Planning and Zoning Commission approved the Preliminary Plat on March 5, 2024. The Final Plat shows 105 single-family lots with five common/HOA lots comprising of 5.857 +/- acres.

The site is accessible from McDermott Drive and Bent Horn Drive with interior streets to accommodate each lot. The lot areas range from 7,500 square feet to 18,314 square feet, which complies with the zoning district's minimum lot area of 7,500 square feet.

Public improvements include extending Bent Horn Drive to Custer Road and widening Shallowater Drive to McDermott Drive. Sidewalks are proposed within the interior of the development with connections to new sidewalks and trails on the perimeter of the development. A 3.982+/- acre park with several amenities is also proposed within the subdivision.

The plat shows all necessary easements and right-of-way dedications for development of this subdivision. The Final Plat has been reviewed by the Technical Review Committee, is generally consistent with the Preliminary Plat, and meets the requirements of the Allen Land Development Code.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the Final Plat for Custer Ridge Estates, as presented.

ATTACHMENT(S)

Final Plat