

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, Planning Manager

**FROM:** Eleana Galicia, Planner I

**SUBJECT:** Consider/Discuss/Act on a Conveyance Plat for Lots 3R, 4R and 5, Block A of the Collin McKinney Commercial Addition and Leryn Lane Right-of-Way Dedication, Located Approximately 500 Feet South of Collin McKinney Parkway and on the East Side of Custer Road

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed conveyance plat.

---

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed conveyance plat.

**APPLICATION SUBMITTAL DATE:** April 11, 2016 (Original Application)  
April 22, 2016 (Revised Submittal)  
April 28, 2016 (Revised Submittal)  
May 10, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 4.97 acres into three lots for commercial uses and dedicate right-of-way for Leryn Lane.

The approval of a conveyance plat authorizes the recordation and conveyance of the parcel(s) created thereon, but does not authorize any type of development on the property. The applicant and future owner(s) of the property remain obligated to comply with all provisions of the Subdivision Ordinance upon future development of the property including, but not limited to, all platting requirements, required public improvements, utility extensions, street improvements, right-of-way and easement dedications, and all other applicable requirements of the Subdivision Ordinance. The submission and approval of a conveyance plat does not vest any rights in the property.

**PLATTING STATUS:** The subject property is currently conveyance platted as Lots 3 and 4, Block A, of the Collin McKinney Commercial Addition. A record plat(s) of the subject property must be approved prior to the commencement of any development activity on the subject property.

**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 District (Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2006-02-018 and “REC” – Regional Employment Center District (Commercial Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2006-02-018 and “REC” – Regional Employment Center District (Commercial Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2014-01-002 and “REC” – Regional Employment Center District (Multi-Family Residential Uses)	Undeveloped Land
West	City of Frisco	Hunter’s Creek Subdivision Common Area and Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Custer Road, 130’ Right-of-Way, Principal Arterial

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no comments in support of or opposition to this request.

**ATTACHMENTS:**

- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Conveyance Plat