

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Steven Duong, Planner I

SUBJECT: Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, on Behalf of Custer Investment, L.L.C., for Approval of a Conveyance Plat for Lots 1R1, 1R2, and 1R3, Block A, of the Eldorado-Custer Addition, Being Fewer than 14 Acres, Located on the Northeast Corner of Stonebridge Drive and 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: March 24, 2014 (Original Application)
April 7, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide the subject property into three lots, Lot 1R1 (approximately 10.28 acres), Lot 1R2 (approximately 1.63 acres), and Lot 1R3 (approximately 1.39 acres), Block A of the Eldorado Custer Addition, located on the northeast corner of Stonebridge Drive and Custer Road. An associated site plan (14-033SP) for office buildings on the proposed lots has been approved by staff.

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 property is currently platted as Lot 1R, Block A of the Eldorado Custer Addition. An associated minor replat (14-032MRP) has been approved by the Planning and Zoning Commission but not filed. Prior to the filing of the minor

replat, the applicant must update the lot and filing information to reflect the filed conveyance plat.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development Ordinance No. 2003-02-015 (Office Uses)

North	“PD” – Planned Development Ordinance No. 2003-02-015 and “PD” – Planned Development Ordinance No. 2003-11-104 (Commercial and Office Uses)	Undeveloped Land and Wise Medical Building
South	“PD” – Planned Development Ordinance No. 2003-02-015 (Commercial and Office Uses)	Stonebridge Ranch Common Area, The Shops at Custer Crossing, and Undeveloped Land
East	“PD” – Planned Development Ordinance No. 2003-02-015 (Light Manufacturing Uses)	Torchmark Corporation
West	City of Frisco	Stonelake Estates Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Custer Road, 130’ Right-of-Way, 6-Lane Principal Arterial

Stonebridge Drive, 120’ Right-of-Way, 4-Lane Greenway Arterial

Discussion: All proposed lots have frontage onto Custer Road or Stonebridge Drive and/or mutual access easements granting access to each respective roadway.

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