

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of VCIM Partners, L.P., for Approval of a Conveyance Plat for Lots 1 – 4, Block A, of the Collin McKinney Commercial Addition, Common Area A-1, and Piper Glen Road Right-of-Way Dedication, Being Fewer than 21 Acres, Located on the South Side 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: July 14, 2014 (Original Application)
July 28, 2014 (Revised Submittal)
August 12, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 20.99 acres into four lots, Lot 1 (approximately 5.50 acres), Lot 2 (approximately 9.87 acres), Lot 3 (approximately 2.69 acres) and Lot 4 (approximately 2.30 acres), one common area, and dedicate right-of-way for Piper Glen Road, located on the south side of Collin McKinney Parkway and on the east side of Custer Road.

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 unplatted. An associated preliminary-final plat (14-192PF) was approved by the Planning and Zoning

Commission on August 12, 2014. A record plat(s) of the subject property must be approved prior to the commencement of any development activity on the subject property.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2003-05-050 (Commercial Uses), “PD” – Planned Development District Ordinance No. 2005-06-066 (Mixed Uses), “PD” – Planned Development District Ordinance No. 2006-02-018 (Commercial Uses) and “REC” – Regional Employment Center Overlay District

North	“PD” – Planned Development District Ordinance No. 2003-05-050 (Commercial and Single Family Residential Uses), “PD” – Planned Development District Ordinance No. 2006-01-002 (Single Family Residential Uses) and “REC” – Regional Employment Center Overlay District	Estates at Craig Ranch West Subdivision and Undeveloped Land
-------	---	--

South	“PD” – Planned Development District Ordinance No. 2014-01-002 (Single Family Residential and Multiple Family Residential Uses) and “REC” – Regional Employment Center Overlay District	Undeveloped Land
-------	--	------------------

East	“PD” – Planned Development District Ordinance No. 2001-02-017 (Commercial Uses) and “REC” – Regional Employment Center Overlay District	TPC at Craig Ranch
------	---	--------------------

West	City of Frisco	RaceTrac, Hunter’s Creek Common Area, and Undeveloped Land
------	----------------	--

ACCESS/CIRCULATION:

Adjacent Streets: Collin McKinney Parkway, 120’ Right-of-Way, Greenway Arterial
Custer Road, 130’ Right-of-Way, Principle Arterial
Future Piper Glen Road, Variable Width Right-of-Way, Collector

Discussion: All proposed lots have frontage onto a street. The final location of all access points will be determined through the site plan and/or development platting process.

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