

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Consider/Discuss/Act on the Request by RKS Construction, L.L.C., on Behalf of Watan, L.C., for Approval of a Conveyance Plat for Lots 1 and 2, Block A, of the Brookhaven Baptist Church Addition, Being Less Than 12 Acres, Located on the Southeast Corner of Custer Road and Paradise Drive

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 with the following conditions:

Prior to filing the conveyance plat for record:

1. The applicant revise the plat to provide filing information for the required offsite 15' sanitary sewer easement and 15' drainage easement near the southeast corner of the property and extending south. Easements must be submitted to the City, subject to the review and approval of the City Engineer prior to filing with the County.
2. The applicant revise the plat to provide all labels and annotations for the required 15' sanitary sewer easement and 15' drainage easement that run through proposed Lot 1 and will serve proposed Lot 2, subject to the review and approval of the City Engineer.
3. The applicant revise the dedication language to read, "Lots 1 and 2, Block A, of the Brookhaven Baptist Addition."
4. The applicant revise the signature blocks to reflect 2013 instead of 2012.
5. The applicant revise the word commission to be spelled correctly in the City Signature Block.

APPLICATION SUBMITTAL DATE: December 10, 2012 (Original Application)
December 19, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide the subject property into two lots, Lot 1 (approximately 8.00 acres) and Lot 2 (approximately 3.69 acres), Block A of the Brookhaven Baptist Church Addition, located on the southeast corner of Custer Road and Paradise Drive.

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. A subsequent preliminary-final plat and record plat or minor plat of the subject property must be approved prior to the commencement of any commercial development activity on the subject property.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2006-02-018 (Retail Uses) and "REC" - Regional Employment Center Overlay District

North	"PD" – Planned Development District Ordinance No. 2003-09-074 (Single Family Residential Uses) and "REC" - Regional Employment Center Overlay District	Hemmingway at Craig Ranch
South	"PD" – Planned Development District Ordinance No. 2006-02-018 (Retail Uses) and "REC" - Regional Employment Center Overlay District	Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 2009-12-086 (Single Family Residential Uses), "PD" – Planned Development District Ordinance No. 2006-11-133 (Single Family Residential Uses), and "REC" - Regional Employment Center Overlay District	The Estates at Craig Ranch West
West	City of Frisco	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Custer Road, 120-Foot Right-of-Way, 6-Lane Divided Principal Arterial

Paradise Drive, 80-Foot Right-of-Way, 2-Lane Collector

Discussion: The subject property has frontage along Custer Road and Paradise Drive. The final location of all access points will be determined through the site plan and/or platting process.

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP): The proposed request does not conflict with the Master Thoroughfare Plan.

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