

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Consider/Discuss/Act on a Conveyance Plat for Lots 5 and 6, Block A, of the Tour Drive South Addition, Located on the East Side of Custer Road and on the North Side of Collin McKinney Parkway

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 condition, which must be satisfied prior to filing the conveyance plat for record.

1. The applicant revise the plat to provide and label the previous lot line between Lots 3 and 5R.

APPLICATION SUBMITTAL DATE: August 10, 2015 (Original Application)
August 24, 2015 (Revised Submittal)
August 29, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a new conveyance plat for approximately 9.73 acres, which proposed to shift the shared lot line between previous Lot 5R and Lot 3, of the Tour Drive South Addition.

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 5R, of the Tour Drive South Addition. An associated preliminary-final plat (15-214PF) and Site Plan (15-215SP) is being considered concurrently at the September 8, 2015 Planning and Zoning Commission meeting. A record plat(s) of the subject property must be approved prior to the commencement of any development activity on the subject property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2003-05-050 and “PD” – Planned Development District Ordinance No. 2006-02-018 (Retail Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2013-08-074 and “REC” – Regional Employment Center Overlay District (Single Family Uses)	Fairways at Craig Ranch #1 and Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2003-05-050, “PD” – Planned Development District Ordinance No. 2006-02-018 and “PD” – Planned Development District Ordinance No. 2014-08-057 and “REC” – Regional Employment Center Overlay District (Retail and Office Uses)	First United Bank and Trust and Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2003-05-050 and “PD” – Planned Development District Ordinance No. 2009-12-086 and “REC” – Regional Employment Center Overlay District (Retail and Single Family Residential Uses)	Estates at Craig Ranch West
West	“PD” – Planned Development District Ordinance No. 2003-05-050 and “PD” – Planned Development District Ordinance No. 2006-02-018 (Retail Uses)	First United Bank and Trust, the City of Frisco and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Custer Road, 120’ Right-of-Way, Principal Arterial

Collin McKinney Parkway, 120’ Right-of-Way, Greenway 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