

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 Demian Salmon, on Behalf of McKinney Seven 50, L.P., for Approval of a Conveyance Plat for Lots 4R and 5R, Block A, of the Tour Drive South Addition, Being Fewer than 3 Acres, Located on the Northeast Corner of Collin McKinney Parkway 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 with the following condition:

Prior to filing the plat for record:

1. The applicant revise the plat to rename Lot 5A to Lot 5R and Lot 4A to Lot 4R, Block A of the Tour Drive South Addition. In addition, the applicant revise the dedication language and title block to reflect the updated lot names.

APPLICATION SUBMITTAL DATE: February 10, 2014 (Original Application)
February 24, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to reconfigure the lots for conveyance while dedicating additional easements on Lot 4R (approximately 0.62 acres) and Lot 5R (approximately 2.25 acres), Block A of the Tour Drive South Addition, located on the northeast corner of Collin McKinney Parkway and 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 conveyance platted (13-155CVP) as Lots 4 and 5, Block A of the Tour Drive South Addition. A subsequent 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. 2006-02-018 and “REC” – Regional Employment Center Overlay District (Commercial Uses)

North	“PD” – Planned Development District Ordinance No. 2013-08-074 and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses)	Future Fairways at Craig Ranch Subdivision
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South	“PD” – Planned Development District Ordinance No. 2003-05-050 and “REC” – Regional Employment Center Overlay District (Commercial Uses)	First United Bank
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East	“PD” – Planned Development District Ordinance No. 2006-02-018, “PD” – Planned Development District Ordinance No. 2013-08-074, and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses)	Future Fairways at Craig Ranch Subdivision
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West	City of Frisco	Undeveloped Land
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ACCESS/CIRCULATION:

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

Discussion: Each of the proposed lots have frontage onto Custer Road. 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