



18-0184CVP

TITLE: Consider/Discuss/Act on a Conveyance Plat for Lots 1R, 2R, 3, and 4, Block A, of the Parcel 1502 Addition, Located on the Northeast Corner of Virginia Parkway and Coit Road.

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: September 11, 2018

DEPARTMENT: Planning

CONTACT: Derrick Rhys Wilson, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Interim Director of Planning

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 plat for record:

1. The applicant revise the dedication language to include the proposed lot and block information.

APPLICATION SUBMITTAL DATE: June 16, 2018 (Original Application)
July 30, 2018 (Revised Submittal)
August 14, 2018 (Revised Submittal)
August 17, 2018 (Revised Submittal)
August 27, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to replat one existing conveyance-platted lot, Lot 1, into four lots, Lot 1R (approximately 1.14 acres), Lot 2R (approximately 2.48 acres), Lot 3 (approximately 2.30 acres), and Lot 4 (approximately 4.48 acres).

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 Lot 1, Block A, of Parcel 1502 Addition. An associated preliminary-final plat (18-0185PF) is being considered concurrently at the September 11, 2018 Planning and Zoning Commission meeting. A record plat 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. 2001-02-024 (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	Undeveloped Land
West	City of Frisco	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Virginia Parkway, 120' Right-of-Way, Major Arterial Coit Road, 120' Right-of-Way, Major Arterial

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)

Proposed Conveyance Plat