



PLANNING

To: Planning and Zoning Commission **Item No. 3e**

From: Suzanne Porter, AICP, Planning Manager

Through: David Hoover, AICP, Director of Development Services

Re: Conveyance Plat of Preston and Frontier, Block A, Lots 1-2

Meeting: August 4, 2026

Agenda Item:

Consider and act upon a request for a Conveyance Plat of Preston and Frontier, Block A, Lots 1-2, on 24.0± acres, located on the southeast corner of Preston Road and Frontier Parkway, zoned Planned Development-15. (DEVAPP-26-0036)

Future Land Use Plan:

The Future Land Use Plan designates this area as Retail & Neighborhood Services.

Zoning:

The property is zoned Planned Development-15 (Retail).

Conformance:

The Conveyance Plat conforms to the development standards of Planned Development-15 (Retail).

Description of Agenda Item:

The purpose of this Conveyance Plat is to plat the overall property to create two lots.

A Preliminary Site Plan (DEVAPP-23-0183) was approved by the Planning & Zoning Commission on August 11, 2025, with a total of four lots. The southernmost lot (shown as Lot 4 on the Preliminary Site Plan) consisted of two restaurants and a retail/restaurant building. The developer has graded the site and would like to develop this lot first. The Conveyance Plat subdivides the property to create this southern lot (now Lot 2) and the remainder will be designated as Lot 1.

The Planning and Zoning Commission approved the Preliminary Site Plan subject to three conditions. The Property Owners' Association document referenced in the first condition is under review. Its approval and recordation must occur prior to the recordation of this plat. The remaining two conditions do not pertain to this plat application.

1. The creation of a Property Owners' Association prior to the recordation of a plat to subdivide the property;
2. The Convenience Store with Gas Pumps on Lot 2 shall be associated with the Grocery Store; and
3. A Restaurant with a drive-through is subject to the approval of a Specific Use Permit.

Companion Item:

There is no companion item on this Planning and Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Conveyance Plat
3. Approved Preliminary Site Plan (DEVAPP-23-0183)

Town Staff Recommendation:

Town Staff recommends approval of the Conveyance Plat subject to the recordation of a Property Owners' Association prior to filing the Conveyance Plat.