



PLANNING

To: Planning & Zoning Commission **Item No. 3I**

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Revised Conveyance Plat of Victory at Frontier, Block A, Lots 3, 5, 8, & 9

Meeting: June 17, 2025

Agenda Item:

Consider and act upon a request for a Revised Conveyance Plat of Victory at Frontier, Block A, Lots 3, 5, 8, and 9, on 18.5± acres, located on the south side of Frontier Parkway and 345± feet west of Preston Road. (DEVAPP-25-0015)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-10 (Retail).

Conformance:

The Revised Conveyance Plat conforms to the development standards of Planned Development-10. However, the plan doesn't conform with the Zoning Ordinance's requirement for all lots to have frontage onto public right-of-way.

A Property Owners' Association will be created to establish duties and responsibilities for those lots within the development, in accordance with the Subdivision Ordinance. This will need to be finalized prior to platting the property into separate lots.

Description of Agenda Item:

The purpose of this Revised Conveyance Plat is to create four new lots from one platted lot.

A Revised Conveyance Plat (D20-0001) was approved by the Planning & Zoning Commission on May 5, 2020. The plat showed Lots 3, 5, 8, and 9 in the proposed Revised Conveyance Plat as a singular lot, Lot 3.

Companion Item:

As companion items, the Conveyance Plat (DEVAPP-25-0015) and Waiver for Lot Frontage (WAIV-25-0001) are on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Revised Conveyance Plat
3. Approved Revised Conveyance Plat (D20-0001)

Town Staff Recommendation:

Town Staff recommends approval of the Revised Conveyance Plat, subject to the following condition(s):

1. The creation of a Property Owners' Association prior to recording this plat; and
2. Town Council approval of a waiver of lot frontage along a public right-of-way for Lots 3 and 9.