

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, Planning Manager

**FROM:** Melissa Spriegel, Planner I

**SUBJECT:** Consider/Discuss/Act on a Conveyance Plat for Lots 2R, 3 and 4, Block A, of Southern Hills at Craig Ranch Commercial, Located on the Northwest Corner of State Highway 121 and Craig Ranch Parkway

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed conveyance plat.

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**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 plat to add filing information for all off-site easements.

**APPLICATION SUBMITTAL DATE:** October 10, 2016 (Original Application)  
October 21, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 4.54 acres into three lots for commercial uses.

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 unplatted. 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. 2001-02-017 (Mixed Uses); “REC” – Regional Employment Center Overlay District; “CC” – Corridor Commercial Overlay District	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2014-01-002 (Residential Uses); “REC” – Regional Employment Center Overlay District	Undeveloped Land
South	City of Allen	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2001-02-017 (Mixed Uses); “REC” – Regional Employment Center Overlay District; “CC” – Corridor Commercial Overlay District	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2001-02-017 (Mixed Uses); “REC” – Regional Employment Center Overlay District; “CC” – Corridor Commercial Overlay District	Moviehouse and Eatery

**ACCESS/CIRCULATION:**

Adjacent Streets: Craig Ranch Parkway, Variable Width Right-of-Way, Local

State Highway 121, Variable Width Right-of-Way, Tollway

**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