

**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 Claymoore Engineering, Inc., on Behalf of University Joint Venture, for Approval of a Conveyance Plat for Lots 1 and 2, Block A, of the Skyline-University Addition, Being Less than 11 Acres, Located on the Northeast Corner of Skyline Drive and U.S. Highway 380 (University Drive)

**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.

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

**ITEM SUMMARY:** The applicant is proposing to subdivide the subject property into two lots for conveyance, Lot 1 (approximately 6.71 acres) and Lot 2 (approximately 3.27 acres), Block A of the Skyline - University Addition, located on the northeast corner of Skyline Drive and U.S. Highway 380 (University Drive).

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 property is currently unplatted. A subsequent preliminary-final plat and record plat or minor plat 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. 97-06-035 and “CC” – Corridor Commercial Overlay District (Commercial Uses)

North	“PD” – Planned Development District Ordinance No. 97-06-035 and “CC” – Corridor Commercial Overlay District (Multi-Family Residential Uses)	Skyway Apartments	Villas
South	“PD” – Planned Development District Ordinance No. 1281 and “CC” – Corridor Commercial Overlay District (Light Manufacturing Uses)	Raytheon	
East	“RS 84” – Single Family Residence District and “CC” – Corridor Commercial Overlay District	McKinney Subdivision	Heights
West	“PD” – Planned Development District Ordinance No. 2012-10-054, “PD” – Planned Development District Ordinance No. 2013-08-078 and “CC” – Corridor Commercial Overlay District (Commercial and Multi-Family Residential Uses)	Undeveloped Land	

**ACCESS/CIRCULATION:**

Adjacent Streets: U.S. Highway 380 (University Drive), Major Regional Highway  
Skyline Drive, 60’ Right-of-Way, Collector Street

Discussion: All proposed lots have frontage onto a street and/or a mutual access easement. 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