

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Consider/Discuss/Act on a Conveyance Plat for Lots 1R and 2R, Block B, of the Wilson Creek Crossing Addition, Located on the Southwest Corner of U.S. Highway 380 (University Drive) and Lake Forest Drive

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.

APPLICATION SUBMITTAL DATE: May 16, 2016 (Original Application)
May 31, 2016 (Revised Submittal)
June 13, 2016 (Revised Submittal)
June 16, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 62.70 acres into two 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 conveyance platted as Lot 1 and 2, Block B of the Wilson Creek Crossing Addition. 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	“BG” – General Business (Commercial Uses), and “CC” – Corridor Commercial Overlay District	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2007-07-068 (Commercial Uses), and “CC” – Corridor Commercial Overlay District	Baylor Hospital
South	“PD” – Planned Development District Ordinance No. 2002-04-028 (Residential Uses), and “AG” – Agricultural District (Agricultural Uses)	Brookview Subdivision and Undeveloped Land
East	“C” – Planned Center District (Commercial Uses), “PD” – Planned Development District Ordinance No. 2013-06-053 (Commercial Uses), “PD” – Planned Development District Ordinance No. 2010-06-016 (Commercial Uses) and “CC” – Corridor Commercial Overlay District	Corner Store, Subway, Chicken Express, McKinney Pediatrics, Carrie D. Alfieri Optometry
West	“BG” – General Business (Uses), “AG” – Agricultural District and “CC” – Corridor Commercial Overlay District	Wilson Creek Professional Park and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Right-of-Way, Major Regional Highway

Lake Forest, 120’ Right-of-Way, Greenway Arterial

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