

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of the Stacy SH 121 Center Addition, Located Approximately 1,180 Feet North of State Highway 121 (Sam Rayburn Toll Way) and on the East Side of Stacy Road

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 with the following conditions, which must be satisfied prior to filing the plat for record:

1. The applicant revise the plat so that proposed "Lot 1R" and "Lot 2R" are relabeled "Lot 1" and "Lot 2" and for all references on the plat.
2. The applicant revise the plat to place the addition name prior to the lot and block information in the dedication language.

APPLICATION SUBMITTAL DATE: December 15, 2014 (Original Application)
December 30, 2014 (Revised Submittal)
January 5, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 29.99 acres into two lots, Lot 1 (approximately 26.28 acres) and Lot 2 (approximately 3.72 acres), for conveyance purposes.

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. An associated preliminary-final plat (14-327PF) is being considered concurrently at the January 13, 2015 Planning and Zoning Commission meeting. 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. 1728 (Commercial uses), Regional Employment Center Overlay District and High Rise Corridor Commercial Overlay District	Undeveloped Land and future public storage
North	"AG" – Agricultural District (Agricultural uses)	Undeveloped Land
South	City of Allen	Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 2005-10-099 (mixed commercial uses), Regional Employment Center Overlay District and High Rise Corridor Commercial Overlay District	Undeveloped Land
West	"PD" – Planned Development District Ordinance No. 1726 (commercial uses), Regional Employment Center Overlay District and High Rise Corridor Commercial Overlay District	Traxxas and Quick Trip

ACCESS/CIRCULATION:

Adjacent Streets: Stacy Road, 130' Right-of-Way, Principal Arterial

State Highway No. 121, 320' 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