

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Consider/Discuss/Act on a Conveyance Plat for Lots 2R, 4, and 5, Block A, of The Heights at Westridge, Planning Area 12, Parcel 1209 Addition, Located on the Southwest Corner of Westridge Boulevard and Independence Parkway

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: March 30, 2015 (Original Application)
April 8, 2015 (Revised Submittal)
April 13, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 4.37 acres into three lots, Lot 2R (approximately 1.21 acres), Lot 4 (approximately 1.81 acres), and Lot 5 (1.35 acres).

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 2, Block A of the Planning Area 12 Parcel 1209 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	“PD” – Planned Development District Ordinance No. 2001-08-087 (Retail Uses) and “PD” – Planned Development District Ordinance No. 2015-02-005 (Fuel Station Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2001-02-024 (Retail Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2001-08-087 (Retail Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2001-08-087 (Single Family Residential Uses)	Eagle’s Nest at Westridge
West	“PD” – Planned Development District Ordinance No. 2014-10-078 (Single Family Residential Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Westridge Boulevard, 120’ Right-of-Way, Major Arterial

Independence Parkway, 120’ Right-of-Way, Major 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