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| AGENDA ITEM |
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TO: Planning and Zoning Commission

FROM: Brandon Opiela, Planning Manager

SUBJECT: Consider/Discuss/Act on the Request by QuikTrip Corporation, for Approval of a Conveyance Plat for Lots 1 and 2, Block A, of the QT 963 Addition, Approximately 14.05 Acres, Located on the Northeast Corner of U.S. Highway 75 (Central Expressway) and Wilmeth 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.

APPLICATION SUBMITTAL DATE: October 15, 2012 (Original Application)
October 31, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a conveyance plat that subdivides the tract into Lot 1 (approximately 10.03 acres) and Lot 2 (approximately 3.38 acres), Block A of the QT 963 Addition, located on the northeast corner of U.S. Highway 75 (Central Expressway) and Wilmeth Road.

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 subsequent preliminary-final plat and record plat or minor plat of the subject property must be approved prior to the commencement of any commercial development activity on the subject property.

SURROUNDING ZONING AND LAND USES:

Subject Property: "C" – Planned Center District (Commercial Uses) and "CC" – Corridor Commercial Overlay District (High Rise Subzone)

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| North | "C" – Planned Center District (Commercial Uses) and "CC" – Corridor Commercial Overlay District (High Rise Subzone) | Undeveloped |
| South | "C" – Planned Center District (Commercial Uses) and "CC" – Corridor Commercial Overlay District (High Rise Subzone) | Undeveloped |
| East | "ML" – Light Manufacturing District (Industrial Use) | Blockbuster Distribution Warehouse |
| West | "C" – Planned Center District (Commercial Uses) and "CC" – Corridor Commercial Overlay District (High Rise Subzone) | High Pointe Church of Christ and Undeveloped |

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 75 (Central Expressway), Variable Width Right-of-Way, Major Regional Highway

Wilmeth Road, 130' Right-of-Way, 6-Lane Major Arterial (M6D)

Redbud Boulevard, 100' Right-of-Way, 4-Lane Minor Arterial (M4D)

Discussion: The subject property has frontage on along U.S. Highway 75 (Central Expressway), Wilmeth Road, and Redbud Boulevard. The final location of all access points will be determined through the site plan and/or platting process. With this conveyance plat, the applicant is dedicating right-of-way along Redbud Boulevard for the construction of the future two western lanes as well as a corner clip at the intersection of U.S. Highway 75 (Central Expressway) and Wilmeth Road.

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP): The proposed request does not conflict with the Master Thoroughfare Plan.

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