

**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 Kadleck & Associates, on Behalf of Texas Asset Management, L.P., for Approval of a Conveyance Plat for Lots 2A and 2B, Block A, of the Headington Heights Addition, Being Fewer than 6 Acres, Located Approximately 300 Feet West of Hardin Boulevard and on the North Side of U.S. Highway 380 (University 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 with the following conditions:

Prior to filing the plat for record:

1. The applicant revise the plat to list the total property acreage in the title block.
2. The applicant revise the dedication language to state, "do hereby adopt this conveyance plat, dedicating this property as the Headington Heights Addition, Lot 2A and 2B, Block A, being a replat of Lot 2, Block A of the Headington Heights Addition".

**APPLICATION SUBMITTAL DATE:** June 09, 2014 (Original Application)  
June 23, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide the subject property into two lots, Lot 2A (approximately 1.25 acres) and Lot 2B (approximately 3.84 acres), Block A of the Headington Heights Addition, located approximately 300 feet west of Hardin Boulevard and on the north side of 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 subject property is currently platted as Lot 2, Block A of the Headington Heights Addition. An associated minor replat (14-101MRP) has been approved by the Planning and Zoning Commission but not filed. Prior to the filing of the minor replat, the applicant must update the lot and filing information to reflect the filed conveyance plat.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: “PD” – Planned Development District Ordinance No. 1687 and “CC” Corridor Commercial Overlay District (Office and Retail Uses)

North “PD” – Planned Development District Ordinance No. 1687 and “CC” Corridor Commercial Overlay District (Single Family Residence Uses) Undeveloped Land

South “PD” – Planned Development District Ordinance No. 1883 and “CC” Corridor Commercial Overlay District (Office and Light Manufacturing Uses) Undeveloped Land

East “PD” – Planned Development District Ordinance No. 1687 and “CC” Corridor Commercial Overlay District (Office and Retail Uses) Undeveloped Land

West “BG” – General Business District (Commercial Uses), “PD” – Planned Development District Ordinance No. 1558, and “CC” Corridor Commercial Overlay District (Commercial and General Residence Uses) Undeveloped Land

**ACCESS/CIRCULATION:**

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

Discussion: All proposed lots have frontage onto U.S. Highway 380 (University Drive).

**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