

PLANNING & ZONING COMMISSION MEETING OF 11-08-16 AGENDA ITEM #16-298CVP

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Danielle Quintanilla, Planner I

SUBJECT: Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of the Wilbow Alma Addition, Located on the Northeast Corner of Collin McKinney Parkway and Alma 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 10, 2016 (Original Application)
October 21, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 12.872 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 unplatted. 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. 2008-06-054 (Commercial Uses) and "REC" – Regional Employment Center Overlay District	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 2014-07-048 (Residential Uses) and "REC" – Regional Employment Center Overlay District	Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 2008-06-054 (Commercial Uses) and "REC" – Regional Employment Center Overlay District	Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 2015-07-068 (Residential Uses) and "REC" – Regional Employment Center Overlay District	Single Family Residential Subdivision - Watters Branch
West	"PD" – Planned Development District Ordinance No. 2006-11-132 (Mixed-Uses) and "REC" – Regional Employment Center Overlay District	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Alma Road, 120' Right-of-Way, Major Arterial

Collin McKinney 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