

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Aaron Bloxham, Planner I

**SUBJECT:** Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of the Alma Plaza Addition, Located on the Northeast Corner of Alma Road and State Highway 121 (Sam Rayburn Tollway)

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed conveyance plat.

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed conveyance plat with the following conditions:

1. The applicant revise the plat to correct the spelling of “addition” in the dedication language.
2. The applicant revise the plat to provide the current standard notation for conveyance plats: “A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.”

**APPLICATION SUBMITTAL DATE:** April 27, 2015 (Original Application)  
May 6, 2015 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 17.85 acres into two lots, Lot 1 (approximately 12.85 acres) and Lot 2 (approximately 5.00 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 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. 2006-05-053, "REC" – Regional Employment Center Overlay District and "CC" – Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 2003-01-004, "REC" – Regional Employment Center Overlay District and "CC" – Corridor Commercial Overlay District (Mixed Uses)	The Ballfields at Craig Ranch
South	City of Allen	Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 2004-12-123, "REC" – Regional Employment Center Overlay District and "CC" – Corridor Commercial Overlay District (Commercial Uses)	Boston's Restaurant and Undeveloped Land
West	"PD" – Planned Development District Ordinance No. 2008-06-054, "REC" – Regional Employment Center Overlay District and "CC" – Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: State Highway 121, Variable Right-of-Way, Tollway

Alma Road, 120' Right-of-Way, Major Arterial

Henneman Way, 80' Right-of-Way, Collector Street

**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