

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 1R and 3, Block A, of the MovieHouse Addition, Located Approximately 220 Feet West of Future Craig Ranch Parkway and on the North Side of State Highway 121 (Sam Rayburn Tollway)

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, which must be satisfied prior to filing the plat for record:

1. The applicant revise the plat to use the same line weight for all lot lines.
2. The applicant revise the plat to provide the correct note for conveyance plat (found in Section 142-81 (Conveyance Plat) of the Subdivision Ordinance) and provide the note on both pages.
3. The applicant revise the dedication language to state “hereby adopt the *conveyance plat*”.

APPLICATION SUBMITTAL DATE: September 14, 2015 (Original Application)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 6.79 acres into 2 lots for conveyance.

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 1, Block A, of the Southern Hills at Craig Ranch 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. 2001-02-017, "REC" – Regional Employment Center Overlay District, and "CC" – Corridor Commercial Overlay District (Mixed Uses)	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 2014-01-002, "REC" – Regional Employment Center Overlay District, and "CC" – Corridor Commercial Overlay District (Single Family Residential Uses)	Future Southern Hills of Craig Ranch Subdivision
South	City of Allen	Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 2001-02-017, "REC" – Regional Employment Center Overlay District, and "CC" – Corridor Commercial Overlay District (Mixed Uses)	Undeveloped Land
West	"PD" – Planned Development District Ordinance No. 2007-10-107, "REC" – Regional Employment Center Overlay District, and "CC" – Corridor Commercial Overlay District (Commercial Uses)	Lowe's Home Improvement

ACCESS/CIRCULATION:

Adjacent Streets: State Highway 121 (Sam Rayburn Tollway), Variable Width Right-of-Way, Tollway

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