

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Consider/Discuss/Act on a Request for a Conveyance Plat for Lot 1, Block A, of Silverado-Alma Daycare, Located Approximately 650 Feet North of Silverado Trail and on the East Side of 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 with the following condition, which must be satisfied prior to filing the plat for record:

1. The applicant revise the plat to list the acreage in the title block.

APPLICATION SUBMITTAL DATE: April 27, 2015 (Original Application)
May 8, 2015 (Revised Submittal)
May 14, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 3.30 acres into two lots, Lot 1 (approximately 1.25 acres) and Lot 2 (approximately 2.05 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. 2004-01-002 and “REC” – Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2011-12-081 and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses)	Stone Hollow Subdivision
South	“AG” – Agricultural District and “REC” – Regional Employment Center Overlay District (Agricultural Uses)	Single Family Home
East	“PD” – Planned Development District Ordinance No. 2004-01-002 and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses)	Future Villas of Stone Hollow Subdivision
West	“PD” – Planned Development District Ordinance No. 2001-02-017 and “REC” – Regional Employment Center Overlay District (Commercial and Single Family Residential Uses)	Redeemer Presbyterian Church and Craig Ranch North #6 Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Alma Road, 120’ Right-of-Way, Greenway Arterial

Silverado Trail, 100’ Right-of-Way, Minor 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