

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Samantha Gleinser, Planner

**SUBJECT:** Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of VCIM Partners, L.P., for Approval of a Conveyance Plat for Lots 1 and 2, Block A, of the Vantrust Office Complex Addition, Being Less than 16 Acres, Located on the Southwest Corner of Henneman Way and Weiskoph Avenue

**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 condition:

Prior to filing the conveyance plat for record:

1. The applicant revise to plat to include the standard note stating, "All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district."

**APPLICATION SUBMITTAL DATE:** December 10, 2012 (Original Application)  
December 21, 2012 (Revised Submittal)  
December 27, 2012 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide the subject property into two lots, Lot 1 (approximately 8.79 acres) and Lot 2 (approximately 7.08 acres), Block A, of the Vantrust Office Complex Addition, located on the southwest corner of Henneman Way and Weiskoph Avenue.

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 subsequent preliminary-final plat and record plat or minor plat of the subject property must be approved prior to the commencement of any commercial development activity on the subject property.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: “PD” – Planned Development District Ordinance No. 2001-02-017 (Office Uses) and “REC” - Regional Employment Center Overlay District

North	“PD” – Planned Development District Ordinance No. 2001-02-017 (Office Uses) and “REC” - Regional Employment Center Overlay District	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2001-02-017 (Office Uses) and “REC” - Regional Employment Center Overlay District	Medical Center at Craig Ranch and Shea Office Complex at Craig Ranch
East	“PD” – Planned Development District Ordinance No. 2008-06-054 (Office Uses) and “PD” – Planned Development District Ordinance No. 2001-02-017 (Office Uses) and “REC” - Regional Employment Center Overlay District	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2001-02-017 (Golf Course Use) and “REC” - Regional Employment Center Overlay District	TPC at Craig Ranch

**ACCESS/CIRCULATION:**

Adjacent Streets: Henneman Way, 60-Foot Right-of-Way, 2-Lane Collector  
Weiskoph Avenue, 60-Foot Right-of-Way, 2-Lane Collector  
Ben Hogan Way, 60-Foot Right-of-Way, 2-Lane Collector  
TPC Drive, 60-Foot Right-of-Way, 2-Lane Collector

Discussion: The subject property has frontage along Henneman Way, Weiskoph Avenue, Ben Hogan Way, and TPC Drive. The final location of all access points will be determined through the site plan and/or platting process. With this conveyance plat, the

applicant is dedicating two right-of-way corner clips, one at the intersection of Henneman Way and TPC Drive, and the second at the intersection of Henneman Way and Weiskoph Avenue.

**CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP):** The proposed request does not conflict with the Master Thoroughfare Plan.

**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