

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 5, 6, and 7, Block A, of Custer's Bobos Addition, Located on the North Side of Virginia Parkway and West of Custer 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: December 12, 2016 (Original Application)
January 10, 2017 (Revised Submittal)
January 17, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 11.33 acres into three 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
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Subject Property	“PD” – Planned Development District Ordinance No. 2006-04-039 (Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 1998-08-044 (Single Family Residential Uses) and Specific Use Permit Ordinance No. 2008-07-069 (Commercial Uses)	Virginia Hills Subdivision and Kwik Kar Lube & Tune
South	“PD” – Planned Development District Ordinance No. 2001-02-024 (Commercial Uses) and “PD” – Planned Development District Ordinance No. 2006-04-039 (Commercial Uses)	Sprouts Farmers Market and Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 1741 (Commercial Uses), “PD” – Planned Development District Ordinance No. 2006-04-039 (Commercial Uses) and “PD” – Planned Development District Ordinance No. 2004-11-116 (Commercial Uses)	Custer Virginia Marketplace and Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 1998-08-044 (Single Family Residential Uses)	Virginia Hills Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Virginia Parkway, Variable Right-of-Way Width, Major Arterial
Custer Road, Variable Right-of-Way Width, Principal 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