

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Samantha Pickett, Planning Manager

**FROM:** Danielle Quintanilla, Planner I

**SUBJECT:** Consider/Discuss/Act on a Conveyance Plat for Lots 3R and 4, Block A of The Heights at Westridge, Planning Area 12, Parcel 1209, Located Approximately 545 Feet South of Westridge Boulevard and on the West Side of Independence Parkway

**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:** August 29, 2016 (Original Application)  
September 13, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 2.922 acres into two 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 conveyance platted as Lot 3, Block A of The Heights at Westridge, Planning Area 12, Parcel 1209. A record plat(s) of the subject property must be approved prior to the commencement of any development activity on the subject property.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“PD” – Planned Development District Ordinance No. 2001-08-087 (Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2001-08-087 (Commercial Uses)	Daddy’s Tacos, Art Cleaners
South	“PD” – Planned Development District Ordinance No. 2001-08-087 (Residential Uses)	Single Family Residential Subdivision - The Heights at Westridge Phase I
East	“PD” – Planned Development District Ordinance No. 2001-08-087 (Residential Uses)	Single Family Residential Subdivision - Eagle’s Nest at Westridge Phase 1-B
West	“PD” – Planned Development District Ordinance No. 2014-10-078 (Residential Uses)	Single Family Residential Subdivision - The Heights at Westridge Phase VIII

**ACCESS/CIRCULATION:**

Adjacent Streets: Westridge Boulevard, 120’ Right-of-Way, Major Arterial

Independence Parkway, 120’ Right-of-Way, Major 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