

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Steven Duong, Planner I

SUBJECT: Consider/Discuss/Act on the Request by Glenn Engineering Corporation, on Behalf of 14th Street, L.P., for Approval of a Conveyance Plat for Lots 1R, 3, and 4, Block A, of the Parcel 905 Addition, Being Fewer than 18 Acres, Located on the Northeast Corner of Alma Road and Eldorado 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: October 14, 2013 (Original Application)
October 28, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide the subject property into three lots, Lot 1R (approximately 10.47 acres), Lot 3 (approximately 5.25 acres), Lot 4 (approximately 2.04 acres), Block A of the Parcel 905 Addition, located on the northeast corner of Alma Road and Eldorado Parkway.

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

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2013-09-085 –
Planned Development District Ordinance No. 2003-02-015–
Planned Development District Ordinance No. 1997-06-036

North	“PD” – Planned Development District Ordinance No. 1997-06-036 (Single Family Residential Uses)	Stanford Meadow
South	“PD” – Planned Development District Ordinance No. 2003-02-015 (Open Space/Park Uses)	Gabe Nesbitt Community Park
East	“PD” – Planned Development District Ordinance No. 2001-09-115 (Single Family Residential Uses)	Canyon Estates
West	“PD” – Planned Development District Ordinance No. 2001-02-014 (Single Family Residential Uses); “PD” – Planned Development District Ordinance No. 1997-06-036 (Retail Uses); “PD” – Planned Development District Ordinance No. 2008-11-109 (Neighborhood Office Uses) with Specific Use Permit for Assisted Living Ordinance No. 2009-01-005	Parkview Estates Subdivision, Centennial Montessori Academy, and Stonefield Assisted Living and Memory Care

ACCESS/CIRCULATION:

Adjacent Streets: Alma Road, 100’ Right-of-Way, 4 Lane Minor Arterial

Eldorado Parkway, 120’ Right-of-Way, 4 Lane Greenway Arterial

Discussion: All proposed lots have frontage onto a street and/or a mutual access easement. The final location of all access points will be determined through the site plan and/or development platting process.

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