

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Samantha Pickett, Planning Manager

**FROM:** Eleana Galicia, Planner I

**SUBJECT:** Consider/Discuss/Act on a Conveyance Plat for Lots 1-4, Block A, 380 Crossing at Headington Heights, Located on the Northeast Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard

**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.

**APPLICATION SUBMITTAL DATE:** May 31, 2016 (Original Application)  
August 9, 2016 (Revised Submittal)  
August 16, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 37.81 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.

On September 13, 2016, the Planning and Zoning Commission voted 7-0-0 to table this item indefinitely per the applicant's request.

**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:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“C2” – Local Commercial District (Commercial Uses), and “CC” – Corridor Commercial Overlay District	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 1687 (Single Family Residential Uses), and “CC” – Corridor Commercial Overlay District	President Point Subdivision
South	“PD” – Planned Development District Ordinance No. 1883 (Industrial and Office Uses), and “CC” – Corridor Commercial Overlay District	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2012-10-054 (Commercial Uses), “PD” – Planned Development District Ordinance No. 2013-08-078 (Residential Uses), “PD” – Planned Development District Ordinance No. 1719 (Residential Uses) and “CC” – Corridor Commercial District	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 1687 (Residential Uses), and “CC” – Corridor Commercial Overlay District	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Right-of-Way, Major Regional Highway

Hardin Road, 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