

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Samantha Pickett, Planner II

**SUBJECT:** Consider/Discuss/Act on Conveyance Plat for Lots 1 and 2, Block A Lot 1, Block B, 4 Common Areas and Craig Ranch Parkway Right-of-Way Dedication, Located on the North Side of State Highway 121 (Sam Rayburn Tollway) and Approximately 900 Feet West of TPC Drive

**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 with the following condition, which must be satisfied prior to filing the plat for record:

1. The applicant revise the plat to add the following note: "All common areas shall be owned and maintained by the Property Owners' Association."

**APPLICATION SUBMITTAL DATE:** December 15, 2014 (Original Application)  
December 29, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 18.29 acres into 3 non-residential lots and 4 common areas, and dedicate right-of-way for future Craig Ranch 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:** 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	“PD” – Planned Development District Ordinance No. 2001-02-017, “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District (Mixed Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2014-01-002, “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District (Single Family Residential Uses)	Undeveloped Land
South	City of Allen	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2001-02-017, “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District (Mixed Uses)	TPC at Craig Ranch
West	“PD” – Planned Development District Ordinance No. 2007-10-107, “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District (Commercial Uses)	Lowe’s Home Improvement

**ACCESS/CIRCULATION:**

Adjacent Streets: State Highway 121 (Sam Rayburn Tollway), Variable Width Right-of-Way, Tollway

**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