

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Leo Bethge, Planner

SUBJECT: Consider/Discuss/Act on the Request by Corwin Engineering, Inc., on Behalf of Custer West Partners, for Approval of a Conveyance Plat for The Heights at Westridge Planning Area 12, Parcel 1209, Lots 1-3, Block A, Being Fewer than 12 Acres, Located on the Southwest Corner of Westridge Boulevard and 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: January 14, 2013 (Original Application)
January 29, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide the subject property into three lots; Lot 1 (approximately 4.54 acres), Lot 2 (approximately 4.42 acres), and Lot 3 (approximately 2.92 acres) of The Heights at Westridge Planning Area 12, Parcel 1209, located at the southwest corner of Westridge Boulevard and Independence 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 boundary platted as Parcels 1201-1209, 1216, and 1217. An associated preliminary-final plat (12-180PF) has been approved by the Planning and Zoning Commission, and a subsequent record plat(s) of the subject property must be approved prior to the commencement of any commercial development activity on the subject property.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2006-04-044
(Retail Uses)

North	“PD” – Planned Development District Ordinance No. 2001-02-024 (Retail Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2001-08-087 (Single Family Residential Uses)	Single Family Residential Subdivision – Heights at Westridge
East	“PD” – Planned Development District Ordinance No. 2001-08-087 (Single Family Residential Uses)	Single Family Residential Subdivision – Eagle’s Nest at Westridge
West	“PD” – Planned Development District Ordinance No. 2001-08-087 (Single Family Residential Uses)	Elevated Storage Tank/Water Tower and Single Family Residential Subdivision – Heights at Westridge

ACCESS/CIRCULATION:

Adjacent Streets: Westridge Boulevard, 120’ Right-of-Way, 6-Lane Major Arterial
Independence Parkway, 120’ Right-of-Way, 6-Lane Major Arterial

Discussion: The subject property has frontage along Westridge Boulevard and Independence Parkway. The final access points will be determined through the site plan and/or platting process. With this conveyance plat, the applicant is dedicating right-of-way for a decal lane on Independence Parkway, and providing a network of mutual access drives between the lots.

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP): The proposed request does not conflict with the Master Thoroughfare Plan.

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