

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Consider/Discuss/Act on a Conveyance Plat for Lots 1R2, 5 and 6, Block A, of the Parkside at Craig Ranch, Located on the Southwest Corner of Van Tuyl Parkway and Alma Road

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: June 29, 2015 (Original Application)
July 13, 2015 (Revised Submittal)
July 16, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 27.90 acres into three lots for mixed 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 1R, Block A, of the Parkside at Craig Ranch Addition. A record plat(s) of the subject property must be approved prior to the commencement of any development activity on the subject property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2015-07-067 (Mixed Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2014-11-087 and “REC” – Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2015-07-067, “PD” – Planned Development District Ordinance No. 2012-07-036, and “REC” – Regional Employment Center Overlay District (Mixed Uses)	Parkside at Craig Ranch Phase I Apartments and Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2008-06-054 (Mixed Uses), “PD” – Planned Development District Ordinance No. 2003-01-004 (Retail Uses), and “REC” – Regional Employment Center Overlay District	The Ballfields at Craig Ranch, the Beach at Craig Ranch, and the Hospital at Craig Ranch
West	“PD” – Planned Development District Ordinance No. 2001-02-017 and “PD” – Planned Development District Ordinance No. 2005-02-016 and “REC” – Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Van Tuyl Parkway, 60’ Right-of-Way, Collector

Alma Road, 130’ 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