

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 Vandiver Associates, on Behalf of Wilmeth 337 Venture, L.P., for Approval of a Conveyance Plat for Lots 1 and 2, Block A, of the Hardin Boulevard Church Addition, Being Fewer than 9 Acres, Located on the Southeast Corner of Hardin Boulevard and Wilmeth 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: March 24, 2014 (Original Application)
April 7, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide the subject property into two lots, Lot 1 (approximately 10.47 acres), Lot 2 (approximately 5.25 acres) Block A of the Hardin Boulevard Church Addition, located on the southeast corner of Hardin Boulevard and Wilmeth Road.

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 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. 1448
(Commercial Uses)

North	“PD” – Planned Development District Ordinance No. 1448 (Commercial Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 1448 (Commercial Uses)	High Pointe Subdivision
East	“PD” – Planned Development District Ordinance No. 1509 (Single Family Residence Uses)	High Pointe Subdivision
West	“AG” – Agricultural District (Agricultural Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Wilmeth Road, 140’ Right-of-Way, 6 Lane Major Arterial

Hardin Boulevard, 165’ Right-of-Way, 6 Lane Major Arterial

Discussion: Both proposed lots have frontage onto a street. 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