

<b>AGENDA ITEM</b>
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**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Alex Glushko, Planner II

**SUBJECT:** Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of Carmichael Real Estate Holdings, L.L.C., for Approval of a Conveyance Plat for Lots 8, 9, and 10, Block A, of the Vigor-Eldorado West Addition, Approximately 5.20 Acres, Located Approximately 400 Feet South of Eldorado Parkway and on the West Side of Ridge Road

**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 with the following conditions:

Prior to filing the conveyance plat for record:

1. The applicant revise the plat to provide filing information for any offsite easements filed by separate instrument.
2. The applicant revise the plat to provide a note stating "CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT."
3. The applicant revise the plat to revise the title block to read "being a Replat of a Portion of Lot 4R2..."

**APPLICATION SUBMITTAL DATE:**      October 15, 2012 (Original Application)  
October 29, 2012 (Revised Submittal)  
November 7, 2012 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing a conveyance plat for Lot 8 (approximately 2.33 acres), Lot 9 (approximately 1.15 acres), and Lot 10 (approximately 1.73 acres), Block A of the Vigor-Eldorado West Addition, located approximately 400 feet south of Eldorado Parkway and on the west side of Ridge 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 platted as a portion Lot 4R2, Block A, of the Vigor-Eldorado West Addition. A subsequent preliminary-final plat and record plat or minor plat 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. 2012-08-041 (Office Uses), “PD” – Planned Development District Ordinance No. 2011-05-027 (Office Uses), and “PD” – Planned Development District Ordinance No. 99-05-44 (Office Uses)

North	“PD” – Planned Development District Ordinance No. 2003-05-041 (Bank Use)	Intouch Credit Union
	“PD” – Planned Development District Ordinance No. 99-05-44 (Retail Use)	CVS Pharmacy
South	“PD” – Planned Development District Ordinance No. 99-05-44 (Single Family Residential Uses)	Boardwalk Residential Subdivision
East	“PD” – Planned Development District Ordinance No. 98-11-59 (Retail Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 99-05-44 (Office Uses)	Yeager Office Suites

**ACCESS/CIRCULATION:**

Adjacent Streets: Ridge Road, 120-foot Right-of-Way, 4-Lane Greenway Arterial

Discussion: The proposed plat conforms to the approved access management plan (12-194AMP) which reflects one direct access point from Ridge Road. Cross access between the three proposed lots and to the lots north and west of the subject property is also reflected on the associated access management plan and the proposed plat.

**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