



**16-303CVP**

**TITLE:** Consider/Discuss/Act on a Conveyance Plat for Lots 2R, 3 and 4, Block A, of Southern Hills at Craig Ranch Commercial, Located on the Northwest Corner of State Highway 121 and Craig Ranch Parkway

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** November 8, 2016

**DEPARTMENT:** Planning

**CONTACT:** Matt Robinson, AICP, Planning Manager  
Melissa Spriegel, Planner I

**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 filing information for all off-site easements.

**APPLICATION SUBMITTAL DATE:** October 10, 2016 (Original Application)  
October 21, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 4.54 acres into three lots for commercial 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.

**SUPPORTING MATERIALS:**

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Conveyance Plat](#)