



17-054CVP

TITLE: Consider/Discuss/Act on a Conveyance Plat for Lots 1-4, Block A, of B and L Cox Addition, Located Approximately 300 Feet North of U.S. Highway 380 (University Drive) and on the East Side of Lake Forest Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING BODY: Planning and Zoning Commission

DATE: April 11, 2017

CONTACT: Samantha Pickett, Planning Manager
Danielle Quintanilla, 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.

APPLICATION SUBMITTAL DATE: February 27, 2017 (Original Application)
March 13, 2017 (Revised Submittal)
March 27, 2017 (Revised Submittal)
March 31, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 31.29 acres into four lots, proposed Lot 1 (approximately 2.62 acres), proposed Lot 2 (approximately 0.951 acres), proposed Lot 3 (approximately 3.53 acres), and proposed Lot 4 (approximately 24.19 acres), 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.

PLATTING STATUS: The subject property is currently unplatted. A preliminary-final and record plat(s) or minor plat 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. 2012-08-037 (Commercial and Office Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2012-08-037 (Office Uses) and "CC" - Corridor Commercial Overlay District, and "PD" - Planned Development District Ordinance No. 1478 (Residential Uses)	Belterra Nursing and Rehabilitation, Highridge Subdivision, and Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2012-08-037 (Commercial Uses), "PD" - Planned Development District Ordinance No. 2002-05-050 (Commercial Uses), "PD" - Planned Development District Ordinance No. 98-11-63 (Office Uses), and "CC" - Corridor Commercial Overlay District	Walgreens, Taco Bell, Whataburger, Pronto Muffler and Brake North, 380 West Animal Hospital, Andre and Associates, and Allstate Insurance
East	"AG" - Agricultural District (Agricultural Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2012-08-037 (Commercial Uses), "PD" - Planned Development District Ordinance No. 2007-07-068 (Commercial Uses) and "CC" - Corridor Commercial Overlay District	Whataburger and Baylor Medical Center of McKinney

ACCESS/CIRCULATION:

Adjacent Streets: Lake Forest Drive, Variable Right-of-Way, Major Arterial

U.S. Highway 380 (University Drive), Variable Right-of-Way, Major Regional Highway

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or opposition to this request.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Conveyance Plat](#)