



**17-088CVP**

**TITLE:** Consider/Discuss/Act on a Conveyance Plat for Lots 4R and 6, Block A, of Lake Forest Crossing Addition, Located on the Southeast Corner of Lake Forest Drive and Highlands Drive

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

**MEETING DATE:** April 25, 2017

**DEPARTMENT:** Planning

**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:** March 27, 2017 (Original Application)  
April 10, 2017 (Revised Submittal)  
April 13, 2017 (Revised Submittal)  
April 18, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 6.95 acres into two lots, proposed Lot 4R (approximately 5.19 acres) and proposed Lot 6 (approximately 1.76 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) 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. 2014-01-001 (Office and Retail Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 95-06-27 (Multi-Family Residential Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2014-01-001 (Commercial Uses)	Undeveloped Land and Advantage Storage
East	"PD" - Planned Development District Ordinance No. 95-06-27 (Single Family Residential Uses)	Eldorado Heights Subdivision
West	"PD" - Planned Development District Ordinance No. 98-09-49 (Single Family Residential Uses)	Eldorado Heights Subdivision

**ACCESS/CIRCULATION:**

Adjacent Streets: S. Lake Forest Drive, 120' Right-of-Way, Greenway Arterial

Highlands Drive, 80' Right-of-Way, Local

**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](#)