



**17-161CVP**

**TITLE:** Consider/Discuss/Act on a Conveyance Plat for Lots 3R, 4 and 5, Block A, of Parkside at Craig Ranch Addition, Located on the Southwest Corner of Henneman Way and Alma Road

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

**MEETING DATE:** June 27, 2017

**DEPARTMENT:** Planning

**CONTACT:** Melissa Spriegel, Planner I  
Samantha Pickett, Planning Manager  
Brian Lockley, Director of Planning, AICP, CPM

**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(s), which must be satisfied prior to filing the plat for record:

1. The applicant revise the plat to provide the filing information for all easements by separate instrument.
2. The applicant revise the plat to revise the Title Block and Owner's Dedication to read, "Being a replat of Lot 3, Block A of Parkside at Craig Ranch."
3. The applicant revise the plat to revise the Owner Maintenance Note to state the correct Lot and Block.
4. The applicant revise the plat to provide the width of Meyer Way.
5. The applicant revise the plat to provide the printed names of the Owner's signing the plat.
6. The applicant revise the plat to remove the abstract information from

platted right-of-way (Alma Road).

7. The applicant revise the plat to revise the drainage easement within Lot 5 to be a Private Drainage Easement.

**APPLICATION SUBMITTAL DATE:** June 2, 2017 (Original Application)  
June 16, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 42.54 acres into three lots, proposed Lot 3R (approximately 22.94 acres), proposed Lot 4 (approximately 10.42 acres), and proposed Lot 5 (approximately 9.18 acres).

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 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. 2017-04-047; "PD" - Planned Development District Ordinance No. 2008-06-054; "REC" - Regional Employment Center Overlay District; and "CC" - Corridor Commercial Overlay District (Mixed Uses)  | Undeveloped Land   |
| North            | "PD" - Planned Development District Ordinance No. 2012-07-036; "PD" - Planned Development District Ordinance No. 2015-07-067; "PD" - Planned Development District Ordinance No. 2008-06-054; "PD" - Planned Development District No. 2005-02-016; and "REC" - Regional Employment Center Overlay District (Mixed Uses) | Parkside at Craig Ranch Phases I and II and Undeveloped Land |
| South            | City of Allen  | Undeveloped Land   |

|      |  |                  |
|------|--|------------------|
| East | "PD" - Planned Development District Ordinance No. 2006-05-053; "REC" - Regional Employment Center Overlay District; and "CC" - Corridor Commercial Overlay District (Commercial Uses)  | Undeveloped Land |
| West | "PD" - Planned Development District Ordinance No. 2008-06-054; "PD" - Planned Development District Ordinance No. 2001-02-017; "REC" - Regional Employment Center Overlay District; and "CC" - Corridor Commercial Overlay District (Commercial Uses) | Undeveloped Land |

### **ACCESS/CIRCULATION:**

Adjacent Streets: State Highway 121 (Sam Rayburn Tollway), Variable Width Right-of-Way, Tollway Alma Road, Variable Width Right-of-Way, Major Arterial Henneman Way, Variable Width Right-of-Way, Collector Grand Ranch Parkway, 60' Right-of-Way, Local

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

### **SUPPORTING MATERIALS:**

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Conveyance Plat](#)