



**17-253CVP**

**TITLE:** Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A of the Cross Timbers Addition, Located at 1301 N. Custer Road

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

**MEETING DATE:** November 14, 2017

**DEPARTMENT:** Planning

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

**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 revise Custer Road to N. Custer Road.

**APPLICATION SUBMITTAL DATE:** August 31, 2017 (Original Application)  
October 27, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 6.89 acres into two lots, Lot 1 (approximately 1.65 acres), and Lot 2 (approximately 5.23 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/minor 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	"C1" - Neighborhood Commercial District and "C2" - Local Commercial District (Commercial Uses)	Cross Timbers Vet Clinic
North	"PD" - Planned Development District Ordinance No. 2002-05-048 (Commercial Uses) and "PD" - Planned Development District Ordinance No. 2015-07-071 (Single Family Residential Uses)	The Shops at Eagle Point and Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 98-08-44 (Single Family Residential Uses)	Virginia Hills 5 Subdivision
East	"PD" - Planned Development District Ordinance No. 2000-11-092 (Open Space Uses)	Stonebridge Ranch Community Association Open Space
West	"PD" - Planned Development District Ordinance No. 98-08-44 (Single Family Residential Uses)	Virginia Hills 5 Subdivision

**ACCESS/CIRCULATION:**

Adjacent Streets: Custer Road, Variable Width Right-of-Way, Principal Arterial

**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](#)