



17-274CVP

TITLE: Consider/Discuss/Act on a Conveyance Plat for Lots 1-3, Block A, of Freedom Powersports Addition, Located at the Southeast Corner of U.S. Highway 75 (Central Expressway) and Bloomdale Road

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: December 12, 2017

DEPARTMENT: Planning

CONTACT: Danielle Quintanilla, 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 conditions, which must be satisfied prior to filing the plat for record:

1. The applicant revise the conveyance plat notation as required per Section 142-81 to add the word "may" between "map" and "not" in the second sentence of the note.
2. The applicant revise the plat to show the existing McLarry Drive, with the width labeled.

APPLICATION SUBMITTAL DATE: September 21, 2017 (Original Application)
October 31, 2017 (Revised Submittal)
November 14, 2017 (Revised Submittal)
November 17, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 12.07 acres into three (3) lots, proposed Lot 1 (approximately 3.93), proposed Lot 2 (approximately 3.01), and proposed Lot 3 (approximately 4.36).

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 plat 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	"C" - Planned Center District (Commercial Uses), "LI" - Light Industrial District (Light Industrial Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 1640 and "CC" - Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land
South	"C" - Planned Center District (Commercial Uses), "LI" - Light Industrial District (Light Industrial Uses) and "CC" - Corridor Commercial Overlay District	Landmark Equipment and Undeveloped Land
East	"AG" - Agricultural District and "CC" - Corridor Commercial Overlay District (Agricultural Uses)	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2013-10-099 and "CC" - Corridor Commercial Overlay District (Mixed Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Bloomdale Road, Variable Right-of-Way, Major Arterial
 McLarry Drive, Future 100' Right-of-Way, Collector
 U.S. Highway 75, Variable Right-of-Way, Major Regional Highway

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](#)