



17-0039CVP

TITLE: Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of SK McKinney 380 Addition, Located at the Southeast Corner of U.S. Highway 380 (University Drive) and Forest Ridge Lane

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: February 27, 2018

DEPARTMENT: Planning

CONTACT: Danielle Quintanilla, Planner I
Samantha Pickett, Planning Manager, AICP
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.

APPLICATION SUBMITTAL DATE: December 13, 2017 (Original Application)
January 26, 2018 (Revised Submittal)
February 12, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 3.88 acres into two (2) lots, proposed Lot 1 (approximately 2.27 acres) and proposed Lot 2 (approximately 1.61 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 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 | "PD" - Planned Development District Ordinance No. 2003-02-009 and "CC" - Corridor Commercial Overlay District (Commercial Uses) | Undeveloped Land |
| North | "PD" - Planned Development District Ordinance No. 2006-02-016 and "CC" - Corridor Commercial Overlay District (Multi-Family Residential Uses) | Undeveloped Land |
| South | "PD" - Planned Development District Ordinance No. 2003-02-009 and "CC" - Corridor Commercial Overlay District (Single Family Residential Uses) | Ridgecrest Phase I Subdivision |
| East | "PD" - Planned Development District Ordinance No. 2003-02-009 and "CC" - Corridor Commercial Overlay District (Commercial Uses) | Ahern Rentals |
| West | "PD" - Planned Development District Ordinance No. 2003-02-009 and "CC" - Corridor Commercial Overlay District (Commercial Uses) | Undeveloped Land |

ACCESS/CIRCULATION:

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

Forest Ridge Lane, 60' Right-of-Way, Collector

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](#)