



18-0129CVP

TITLE: Consider/Discuss/Act on a Conveyance Plat for Lots 4R and 5, Block A, of the B and L Cox Addition, Located Approximately 700 Feet East of Lake Forest Drive and on the North Side of U.S. Highway 380 (University Drive)

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: May 22, 2018

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

1. The applicant revise the plat to specify the type of utility easement being dedicated.
2. The applicant revise the plat to show the fully developed floodplain and erosion hazard setback line.

APPLICATION SUBMITTAL DATE: April 9, 2018 (Original Application)
May 7, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide an existing, conveyance-platted lot, Lot 4, into two lots, Lot 4R (approximately 17.41 acres) and Lot 5 (approximately 6.78 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 conveyance platted as Lot 4, Block A of the B and L Cox Addition. A plat(s) for development 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. 2012-08-037 (Commercial and Office Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 1478 (Residential Uses)	Highridge I Subdivision and Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2008-05-052 (Commercial Uses), "PD" - Planned Development District Ordinance No. 2002-05-050 (Commercial Uses), "PD" - Planned Development District Ordinance No. 98-11-63 (Office Uses), "PD" - Planned Development District Ordinance No. 92-02-01 (Light Manufacturing Uses), and "CC" - Corridor Commercial Overlay District	Lake Forest Self Storage, Pronto Muffler and Brake North, 380 West Animal Hospital, Cornerstone Offices, and Agricultural Land
East	"AG" - Agricultural District (Agricultural Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2012-08-037 (Commercial and Office Uses) and "CC" - Corridor Commercial Overlay District	Belterra Nursing and Rehabilitation Center, Whataburger, and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Width 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](#)