



18-0189CVP

TITLE: Consider/Discuss/Act on a Conveyance Plat for Lots 1R1, 2R1, 3 - 18, Block B, of the Wilson Creek Crossing Addition, Located on the Southwest Corner of U.S Highway 380 (University Drive) and Lake Forest Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: September 11, 2018

DEPARTMENT: Planning

CONTACT: Derrick Rhys Wilson, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Interim 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 lot area table to include all lots shown on plat.

APPLICATION SUBMITTAL DATE: June 25, 2018 (Original Application)
August 13, 2018 (Revised Submittal)
August 27, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to replat two existing conveyance-platted lots (approximately 62.70 acres) into eighteen lots, Lot 1R1 (approximately 10.54 acres), Lot 2R1 (approximately 1.68 acres), Lot 3 (approximately 0.80 acres), Lot 4 (approximately 0.69 acres), Lot 5 (approximately 0.86 acres), Lot 6 (approximately 0.85 acres), Lot 7 (approximately 1.04 acres) Lot 8 (approximately 1.05 acres), Lot 9 (approximately 1.91 acres), Lot 10 (2.08 acres), Lot 11 (approximately 0.78 acres), Lot

12 (approximately 0.90 acres), Lot 13 (approximately 0.80 acres), Lot 14 (approximately 2.79 acres), Lot 15 (approximately 1.18 acres), Lot 16 (approximately 32.93 acres), Lot 17 (approximately 0.90 acres), and Lot 18 (approximately 0.94 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 1R and 2R, Block B of Wilson Creek Crossing. An associated preliminary-final plat (PLAT2018-0205) is currently under review by Staff. 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	"BG" - General Business District and "CC" - Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2007-07-068 (Commercial Uses) and "CC" - Corridor Commercial Overlay District	Baylor, Scott, And White Medical Center
South	"PD" - Planned Development District Ordinance No. 2002-04-028 (Single Family Residential Uses) and "AG" - Agricultural District (Agricultural Uses)	Undeveloped Land
East	"C" - Planned Center District (Commercial Uses), "PD" - Planned Development District Ordinance No. 2013-06-053 (Office Uses), Ordinance No. 2010-06-016 (Office Uses), "AG - Agricultural District (Agricultural Uses) and "CC" - Corridor Commercial Overlay District	Chicken Express, Frost Bank, Circle K Gas Station, Urgent Care for Kids, Alliance Bank, and Medical/Professional Offices

West	“BG” - General Business District (Commercial Uses), “PD” - Planned Development District Ordinance No. 2002-04-028 (Single Family Residential Uses), “AG” - Agricultural District (Agricultural Uses), and “CC” - Corridor Commercial Overlay District	Wilson Creek Medical Park and Undeveloped Land
------	---	--

ACCESS/CIRCULATION:

Adjacent Streets: West University (US Highway 380), Variable Width Right-of-Way, Major Regional Highway North Lake Forest Drive, 120’ Width Right-of-Way, Greenway 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](#)