



18-0233CVP

TITLE: Consider/Discuss/Act on a Conveyance Plat for Lots 2R & 3, Block A, of Southern Hills at Craig Ranch Commercial Addition, Located Approximately 200 Feet North of State Highway 121(Sam Rayburn Tollway) and on the West Side of Craig Ranch Parkway

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: November 27, 2018

DEPARTMENT: Planning

CONTACT: David Soto, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, 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.

APPLICATION SUBMITTAL DATE: September 19, 2018 (Original Application)
October 15, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to re-conveyance plat two lots (approximately 3.40 acres) to shift the existing lot line.

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 Lots 2R and 3, Block A, of the Southern Hills at Craig Ranch Commercial Addition. 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	"PD" - Planned Development District Ordinance No. 2001-02-017 (Mixed Uses); "REC" - Regional Employment Center Overlay District; "CC" - Corridor Commercial Overlay District	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2014-01-002 (Residential Uses); "REC" - Regional Employment Center Overlay District	Valor Pointe at Westridge
South	"PD" - Planned Development District Ordinance No. 2001-02-017 (Mixed Uses); "REC" - Regional Employment Center Overlay District; "CC" - Corridor Commercial Overlay District	7-Eleven Gas Station
East	"PD" - Planned Development District Ordinance No. 2001-02-017 (Mixed Uses); "REC" - Regional Employment Center Overlay District; "CC" - Corridor Commercial Overlay District	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2001-02-017 (Mixed Uses); "REC" - Regional Employment Center Overlay District; "CC" - Corridor Commercial Overlay District	Movie House & Eatery

ACCESS/CIRCULATION:

Adjacent Streets: Craig Ranch Parkway, Variable Width Right-of-Way, 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](#)