



19-0069CVP

TITLE: Consider/Discuss/Act on a Conveyance Plat for Lots 3R, 4 and 5, Block B, of the University Business Park Addition, Located on the South East Corner of Corporate Drive and Commerce 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: June 25, 2019

DEPARTMENT: Planning

CONTACT: Kaitlin Gibbon, 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 with the following conditions, which must be satisfied prior to filing the plat for record:

1. The applicant revise the plat to update fire lane width and radii to meet current standards.
2. The applicant provide a confirmation letter from Oncor approving the pole relocations and easement size requirement.

APPLICATION SUBMITTAL DATE: April 24, 2019 (Original Application)
May 22, 2019 (Revised Submittal)
June 5, 2019 (Revised Submittal)
June 10, 2019 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 20.94 acres into 3 lots, Lot 3R (approximately 7.13 acres), Lot 4 (approximately 2.87 acres), and Lot 5 (approximately 10.94).

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 3, Block B of the University Business Park 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. 98-05-30 (Office and Light Manufacturing Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 98-05-30 (Office and Light Manufacturing Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2011-08-051 (Office and Light Manufacturing Uses)	Undeveloped Land
East	"BG" - General Business District (Commercial Uses)	North Texas Job Corps
West	"PD" - Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses) and "PD" - Planned Development District Ordinance No. 2011-08-051 (Open Storage Uses)	PODS and Popular Ink

ACCESS/CIRCULATION:

Adjacent Streets: Corporate Drive, 65' Right-of-Way, Collector Commerce Drive, 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](#)