



19-0210CVP

TITLE: Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of Hardin Crossing Addition, Located on the Southwest Corner of Hardin Boulevard and Virginia 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: January 7, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
David Soto, Planner I

APPLICATION SUBMITTAL DATE: November 9, 2019 (Original Application)

STAFF RECOMMENDATION: Staff recommends disapproval of the proposed conveyance plat due to its lack of conformance with the Subdivision Ordinance.

In order to receive final approval of the plat, the applicant has the opportunity to make one resubmittal which corrects the items currently not in conformance.

ITEM SUMMARY: The applicant is proposing to subdivide approximately 14.67 acres into two lots, Lot 1 and 2, Block A.

Per the provisions of the City's Subdivision Ordinance, the proposed plat shall satisfy all requirements for a conveyance plat. Items currently not satisfied for the proposed conveyance plat are shown on the attachment to this report titled "Explanations for Disapproval Summary."

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.

Because Conveyance Plats are not for development purposes, a standard conditions checklist is not required.

APPROVAL PROCESS: The Planning and Zoning Commission or City Council will be the final approval authority for the proposed conveyance plat, pending the date of plat resubmission.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

SUPPORTING MATERIALS:

[Letter of Intent](#)

[Location Map and Aerial Exhibit](#)

[Proposed Conveyance Plat](#)

[Explanations for Disapproval Checklist](#)