



**23-0192CVP**

**TITLE:** Consider/Discuss/Act on a Conveyance Plat for Lots 2R and 3, Block A, of the Trinity Falls North Addition, Located on the Southeast Corner of County Road 281 and County Road 206

**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:** October 10, 2023

**DEPARTMENT:** Development Services, Planning Department

**CONTACT:** Cameron Christie, Planner I  
Caitlyn Strickland, AICP, Planning Manager  
Jennifer Arnold, AICP, Director of Planning

**APPLICATION SUBMITTAL DATE:** September 18, 2023 (Original Application)

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed Conveyance Plat with the following condition:

1. The items currently marked as "not met" on the attached Conditions of Approval Summary be satisfied prior to issuing final approval and/or filing of the plat for record.

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 309.494 acres into two lots; Lot 2R is approximately 308.896 acres and Lot 3 is approximately 0.599 acres.

The approval of the 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 is the final approval authority for the proposed Conveyance Plat. 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.

**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](#)

[Proposed Conveyance Plat](#)

[Conditions of Approval Summary](#)