



P&Z MEETING DATE: October 1, 2020

DATE: September 21, 2020

TO: Planning & Zoning Commission

FROM: Molly J. Coryell, Planner

SUBJECT: Consider And Take Final Action On A **Conveyance Plat Of Raiford Addition, Phase 3** For An Approximately 4.607-Acre Tract Located Approximately 800 Feet North Of E. Trinity Mills Road, Between Raiford And McCoy Roads. **Case No. PLFP 2020-106 Raiford Addition Phase 3.** Case Coordinator: Molly J. Coryell.

BACKGROUND:

The purpose of the plat is to convey an approximately 4.607-acre tract in order to create a legal lot of record for the purpose of completing a land sale.

FINANCIAL IMPLICATIONS:

There are no financial implications on the current and future operating budgets regarding this request.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends **APPROVAL**.

ATTACHMENTS:

- Result sheet
- Technical Comments
- Location & Current Zoning
- Applicants Exhibits

RESULT SHEET

Date: 10/01/20

Case No./Name: PLFP 2020-106 Raiford Addition Phase 3

A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL**.

B. P&Z RECOMMENDATION from P&Z meeting: 10/01/20

Result: /Vote:

CONVEYANCE PLAT

Case Coordinator: Molly J. Coryell

GENERAL PROJECT INFORMATION

SITE ZONING: PD-189 for the (O-4) Office District with (SUP-459) to allow for a residence hotel

SURROUNDING ZONING

SURROUNDING LAND USES

NORTH	PD-189 for the (O-4) Office District	Undeveloped
SOUTH	PD-189 for the (O-4) Office District	Hotel (Courtyard by Marriott)
EAST	(SF-8.4/16) Single-Family Residential	Residential Subdivision (Nob Hill across McCoy Road)
WEST	PD-05 for the (LR-2) Local Retail District	Home Improvement Store (Lowe's)

REQUEST: Approval of a conveyance plat to establish lot lines for the purpose of completing a land sale

PROPOSED USE: Residence Hotel

ACRES/LOTS: Approximately 4.6 acres / 1 lot

LOCATION: Approximately 800 feet north of E. Trinity Mills Road, between Raiford and McCoy Roads

HISTORY: PD-189 was established in 2010. In July 2020, a SUP was approved to allow for a hotel.

The property is currently undeveloped.

COMPREHENSIVE PLAN: Multi-Family Residential

TRANSPORTATION PLAN: Raiford Road is designated as a (C4U) 4-Lane Undivided Collector (TOD Area) and McCoy Road is designated as a (C2U) 2-Lane Undivided Collector.

OWNER: City of Carrollton

REPRESENTED BY: Mike Linke / Prism Surveys

STAFF ANALYSIS

PROPOSAL

Applicant is requesting approval of a conveyance plat to establish lot lines for the purpose of completing a land sale.

PLAT ELEMENTS

The conveyance plat establishes new lot lines for a portion of unplatted land in order to create a platted tract that can be sold as a legal lot of record.

General Note No. 5 on page 2 of the plat clarifies that the conveyance plat does not give approval for development on this site until the site establishes easements for the purpose of development – which shall be done via a replat in the future.

ZONING ORDINANCE

The conveyance plat request is consistent with the Comprehensive Zoning Ordinance for the (O-4) Office District.

SUBDIVISION ORDINANCE

Article 8, Section E, Miscellaneous Plats and Abandonments of the Comprehensive Subdivision Ordinance sets forth certain technical content requirements for a conveyance plat. The general elements shown on the plat meet these requirements.

CONCLUSION

The conveyance plat is in conformance with the Comprehensive Subdivision and Zoning Ordinances.

Location & Zoning Map

PLFP 2020-106 Raiford Addition Phase 3



Applicant's Exhibit



