



P&Z MEETING DATE: November 7, 2024

DATE: October 28, 2024

TO: Planning & Zoning Commission

FROM: Emily Offer, Senior Planner

SUBJECT: Consider And Take Final Action On A **Conveyance Plat For NRP Jackson Road Addition** For An Approximately 17.39-Acre Tract Located At The Southeast Corner of Jackson Road and North Interstate 35-East. **Case No. PLCVP 2024-155 NRP Jackson Road Addition.** Case Coordinator: Emily Offer.

BACKGROUND:

The purpose of this conveyance plat is to subdivide a single lot into three lots.

Public right-of-way is being dedicated by this plat. Due to this dedication, the Commission must find that the right-of-way dedication is necessary and proportional to the proposed development.

FINANCIAL IMPLICATIONS:

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

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends **APPROVAL** as submitted.

ATTACHMENTS:

- Results Sheet
- Technical Comments
- Site Location Map
- Applicant's Exhibit

RESULT SHEET

Date: 11/07/24

Case No./Name: PLCVP 2024-155 NRP Jackson Road ADDN

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL**.

B. P&Z ACTION from P&Z meeting: 11/07/24:

Result: /Vote:

CONVEYANCE PLAT

Case Coordinator: Emily Offer

GENERAL PROJECT INFORMATION

SITE ZONING: PD-226 for the (FWY) Freeway District with a (GWY) Gateway Overlay

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(FWY) Freeway District and (LI) Light Industrial District	Park and Storage Facility
SOUTH	(FWY) Freeway District	Restaurant
EAST	(FWY) Freeway District	Plant Nursery and Vacant
WEST	(LI) Light Industrial	Water Treatment Facility

REQUEST: Approve a conveyance plat to subdivide a lot into 3 lots

PROPOSED USE: Multi-family residential, retail, and other mixed use/ commercial uses

ACRES/LOTS: Approximately 17 acres / 1 lot

LOCATION: 2200 North IH 35E and the southwest corner of West Jackson Road and North Broadway Street

HISTORY: PD-226 was established on 4/2/2024 to allow for a Multifamily Residential development.

This property has not been platted.

COMPREHENSIVE PLAN: Commercial – High Intensity

TRANSPORTATION PLAN: North Broadway Street is classified as a (C4U) 4-Lane Undivided Collector; West Jackson Road is classified as a (C4U) 4-Lane Undivided Collector

OWNER: GNL Lively, LLC

REPRESENTED BY: Johnathan Hake, P.E./ Cross Engineering Consultants

STAFF ANALYSIS

REQUEST

The applicant seeks approval of a conveyance plat to subdivide a single lot into three lots.

PLAT ELEMENTS

Public right-of-way is being dedicated by this plat along North Broadway Street and Jackson Road. Due to this dedication, the Commission must find that the right-of-way dedication is necessary and proportional to the proposed development.

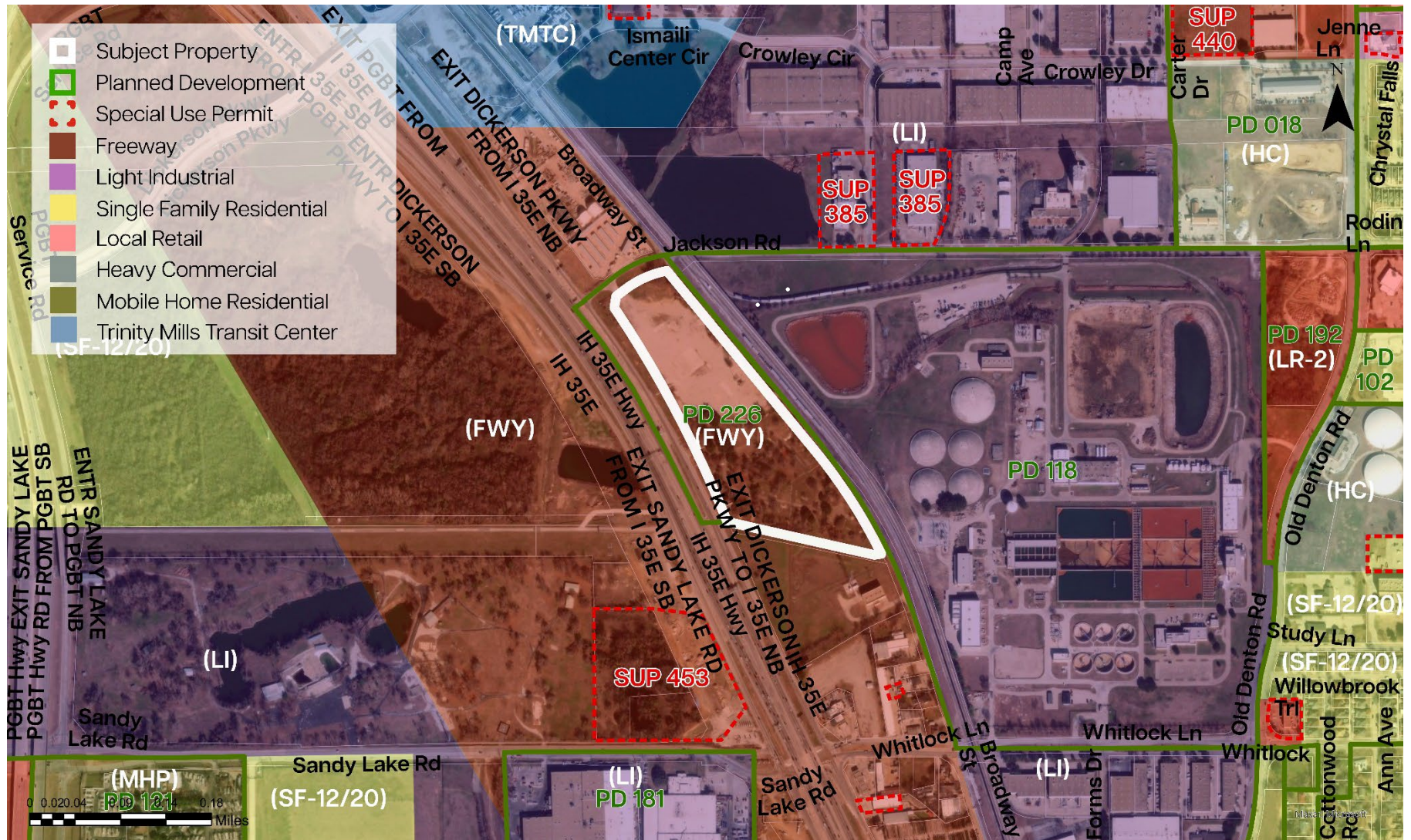
SUBDIVISION ORDINANCE

Article VII. Miscellaneous Plats and Abandonments, Section E of the Comprehensive Subdivision Ordinance, sets forth certain technical content requirements for a conveyance plat. The general elements shown (north arrow, graphic and written scale, location map, legend, date of preparation and legibility) meet these requirements.

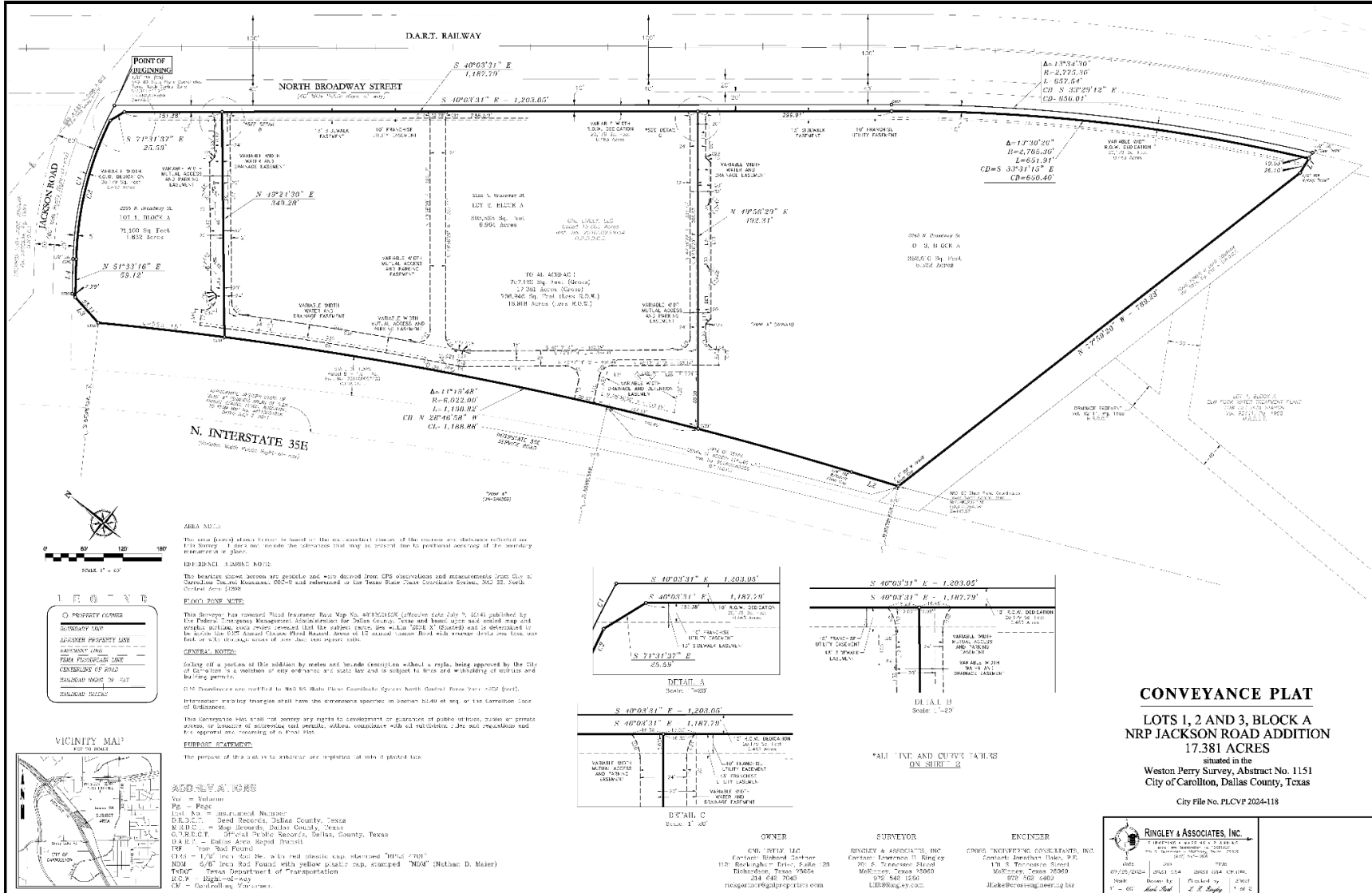
CONCLUSION

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

SITE LOCATION AND ZONING MAP



APPLICANT'S CONVEYANCE PLAT



CONVEYANCE PLAT
LOTS 1, 2 AND 3, BLOCK A
NRP JACKSON ROAD ADDITION
17.381 ACRES
situated in the
Weston Perry Survey, Abstract No. 1151
City of Carrollton, Dallas County, Texas
City File No. PLCVP 2024-118