



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 17, 2023

Re: Conley Marketplace Plat 2 – Final Plat (Case #10-2023)

Executive Summary

Approval of this request would subdivide Lot 1 of Conley Marketplace into two lots to accommodate a prospective development on proposed Lot 1B. The subject parcel contains 14.19 acres, and is located west of the intersection East Business Loop 70 and Conley Road.

Discussion

Engineering Surveys & Services (agent), on behalf of TKG Conley Road Investments, LLC (owners), seeks approval of a 2-lot final minor plat to be known as "Conley Marketplace Plat 2." The 14.19-acre parcel is located west of the newly signalized intersection of Business Loop 70 and Conley Road, to the rear of Lots 2, 3, and 4 of Conley Marketplace. Approval of the plat will create a fifth lot (Lot 1B) on the M-C (Mixed-Use Corridor District) zoned property.

Access to the property is currently provided at two locations, via private streets. The primary access is taken from the Business Loop/Conley Road intersection and extends to the west into Lot 1 via a lot stem located between Lots 2 and 3. Another access point to Lot 1 is located at the northeast corner of the property extending westward into the site. This access intersects a second access roadway running north and south, connecting both accesses to the existing Wal-Mart parking lot south of the subject parcel. These private access streets were constructed in conjunction with recent intersection improvements at this location.

Appropriate right-of-way for the Business Loop and Conley Road were previously dedicated by the Conley Marketplace plat, so no further right-of-way is necessary at this time. The site is served by all City utilities, but extensions will be required to each resultant lot. When the access roads were constructed, corresponding easements were provided for sewer and other utilities.

The purchaser of Lot 2 indicated a need for a larger lot, therefore, the existing utilities and/or easements under Lot 2 are proposed to be relocated. The applicant provided replacement easements on the Conley Marketplace plat, approximately 120 feet to the west of their original location, to avoid the proposed improvements on Lot 2. A subsequent request (Case # 22-2023) will seek to vacate the existing easements on Lot 2 upon acceptance of the new infrastructure.

Locator maps and final plat are attached for review.



Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: None anticipated.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Economic Development

Legislative History

Date	Action
4/4/22	Approved the, "Conley Marketplace," final plat. (Ord. 024985)

Suggested Council Action

Approve the final minor plat for, "Conley Marketplace Plat 2."