

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Anthony Satarino, Planner

SUBJECT: Consider/Discuss/Act on the Request by Winkelmann & Associates, Inc., on Behalf of ML2 Limited Partnership and Retta J. Rose Family, Ltd., for Approval of a Conveyance Plat for Lots 1 and 2, Block B, of the Wilson Creek Crossing Addition, Approximately 62.70 Acres, Located on the Southwest Corner of Lake Forest Drive and U.S. Highway 380 (University Drive).

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed conveyance plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed conveyance plat with the following condition:

1. The applicant revise the conveyance plat to provide the filing information for the 15' sanitary sewer easement to be abandoned and the 15' sanitary sewer easement to be filed by separate instrument.

APPLICATION SUBMITTAL DATE: March 26, 2012 (Original Application)
April 10, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a conveyance plat for Lot 1 (approximately 20.16 acres) and Lot 2 (approximately 42.54 acres), Block B of the Wilson Creek Crossing Addition, totaling approximately 62.70 acres, located on the southwest corner of Lake Forest Drive and U.S. Highway 380 (University Drive).

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.

PLATTING STATUS: The subject property is currently unplatted. A subsequent preliminary-final plat and record plat or minor plat of the subject property must be approved prior to the commencement of any commercial development activity on the subject property.

SURROUNDING ZONING AND LAND USES:

Subject Property: "BG" – General Business District (Commercial Uses)

North	"PD" – Planned Development District Ordinance No. 2007-07-068 (Commercial Uses)	Baylor Hospital and Medical Office Building
South	"PD" – Planned Development District Ordinance No. 2002-04-028 (Residential Uses)	Brookview Residential Subdivision, and Future City of McKinney Gray Branch Park
	"AG" – Agricultural District	Undeveloped Land
East	"C" – Planned Center (Commercial Uses)	Valero Convenience Store / Fuel Sales, Chicken Express, and McKinney Pediatrics Medical Office
	"AG" – Agricultural District	Undeveloped Land
	"PD" – Planned Development District Ordinance No. 2010-06-016 (Office Uses)	Undeveloped Land
West	"BG" – General Business District (Commercial Uses)	Undeveloped Land (Proposed Wilson Creek Crossing Offices)

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Width Right-of-Way, Major Regional Highway

Lake Forest Drive, Variable Width Right-of-Way, 4-Lane Greenway Arterial

Discussion: The subject property has frontage on both U.S. Highway 380 (University Drive) and Lake Forest Drive. The final location of all access points will be determined through the site plan and/or platting process. With this conveyance plat, the applicant is showing a number of previously filed mutual access, drainage and utility easements.

Prior to filing the conveyance plat with the Collin County Clerk, the applicant must revise the plat to provide the filing information for the 15' sanitary sewer easement (both the portion of the easement to be abandoned and the portion to be dedicated via separate instrument).

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP): The proposed request does not conflict with the Master Thoroughfare Plan.

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

ATTACHMENTS:

- Maps
- Letter of Intent
- Proposed Conveyance Plat