

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Brandon Opiela, Senior Planner

SUBJECT: Consider/Discuss/Act on the Request by Joe Reeves, on Behalf of MJC Interests, L.P., for Approval of a Conveyance Plat for Lot 9, Block A, of the Henneman-Stacy Addition, Approximately 8.03 Acres, Located on the Southwest Corner of Collin McKinney Parkway and Stacy Road.

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 Lot 8, Block A of the Henneman-Stacy Addition, prior to filing the conveyance plat for record.

APPLICATION SUBMITTAL DATE: August 15, 2011 (Original Application)
August 29, 2011 (Revised Submittal)
August 31, 2011 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a conveyance plat for Lot 9, Block A of the Henneman-Stacy Addition, approximately 8.03 acres, located on the southwest corner of Collin McKinney Parkway and Stacy Road.

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 filed as a part of Lots 6R1 and 7R1 of the Henneman-Stacy Addition (11-121CVP) and shown as proposed Lot 9, Block A on the associated preliminary-final replat (11-111PFR). 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: “PD” Planned Development District Ordinance Nos. 1726 (Commercial Uses) and 2003-03-019 (Commercial Uses) and “AG” Agricultural District

North	“PD” Planned Development District Ordinance No. 2002-03-019 (Commercial Uses) and “AG” Agricultural District	Undeveloped
South	“PD” - Planned Development District Ordinance No. 1726 (Commercial Uses) and “SUP” – Specific Use Permit No. 2011-04-025 (Helistop Use)	Future TRAXXAS Corporate Headquarters (10-109SP)
East	“PD” - Planned Development District Ordinance No. 1726 (Commercial Uses) and “AG” Agricultural District	Undeveloped
West	“PD” - Planned Development District Ordinance No. 2003-10-089 (Recreational Uses)	McKinney Soccer Complex at Craig Ranch

ACCESS/CIRCULATION:

Adjacent Streets: Collin McKinney Parkway, 120’ Right-of-Way, 4-Lane Greenway Arterial

Stacy Road, 130’ Right-of-Way, 6-Lane Principal Arterial

Discussion: The subject property has frontage on both Collin McKinney Parkway and Stacy Road. 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 dedicating a number of firelane/mutual access easements, as well as utility and drainage easements, necessary to accommodate the construction of the future TRAXXAS campus to the south of the subject property.

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