

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Consider/Discuss/Act on a Conveyance Plat for Lots 1, 2 and 3, Block A, of the McKinney Seven 17 Addition, Located on the Southwest Corner of Stacy Road and Alma 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.

APPLICATION SUBMITTAL DATE: July 27, 2015 (Original Application)
August 10, 2015 (Revised Submittal)
August 24, 2015 (Revised Submittal)
September 8, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 17.08 acres into 3 lots for conveyance.

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. An associated preliminary-final plat (15-184PF) has been submitted and is currently under review. A record plat(s) of the subject property must be approved prior to the commencement of any development activity on the subject property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” Planned Development District Ordinance No. 2015-07-070, “SUP” Specific Use Permit Ordinance No. 2015-06-055, “PD” Planned Development District Ordinance No. 2013-08-073, “PD” Planned Development District Ordinance No. 2001-02-017 and “REC” Regional Employment Center Overlay District.(Commercial, Retail-Mixed and Residential Uses)	Undeveloped Land
North	“PD” Planned Development District Ordinance No. 2001-02-017 and “REC” Regional Employment Center Overlay District (Retail-Mixed and Residential Uses)	Undeveloped Land
South	“PD” Planned Development District Ordinance No. 2001-02-017 and “REC” Regional Employment Center Overlay District (Residential Uses)	Settlement at Craig Ranch
East	“PD” Planned Development District Ordinance No. 2015-07-070, “PD” Planned Development District Ordinance No. 2014-07-048 and “REC” Regional Employment Overlay District (Neighborhood Center and Residential Uses)	Undeveloped Land
West	“PD” Planned Development District Ordinance No. 2001-02-017 and “REC” Regional Employment Center Overlay District (Residential Uses)	Settlement at Craig Ranch

ACCESS/CIRCULATION:

Adjacent Streets: Stacy Road, 120’ Right-of-Way, Principal Arterial

Alma Road, 120’ Right-of-Way, Major Arterial

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

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Conveyance Plat