

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Consider/Discuss/Act on the Request by Kimley-Horn & Associates, Inc., on Behalf of McKinney Seven 31, LP and Craig Ranch II, L.P., for Approval of a Conveyance Plat for Lots 1R and 4, Block A, Being Fewer than 34 Acres, Located on the Southwest Corner of Van Tuyl Parkway 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 with the following condition:

Prior to filing the conveyance plat:

1. The applicant revise the plat to provide the filing information for future Meyer Way.

APPLICATION SUBMITTAL DATE: June 23, 2014 (Original Application)
July 7, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide the subject property into two lots, Lot 1R (approximately 27.90 acres) and Lot 4 (approximately 5.73 acres), Block A, of the Parkside at Craig Ranch Addition, located on the southwest corner of Van Tuyl Parkway and Alma 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 conveyance platted as Lot 1, Block A, of the Parkside at Craig Ranch Addition. An associated preliminary-final plat (14-172PF) has been submitted and is being considered concurrently by the Planning and Zoning Commission. A record plat(s) of the subject property must be approved prior to the commencement of any development activity on the subject property.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2012-07-036 and “REC” – Regional Employment Center Overlay District (Multiple Family Residential Uses)

North	“PD” – Planned Development District Ordinance No. 2001-02-017 and “REC” – Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
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South	“PD” – Planned Development District Ordinance No. 2008-06-054 (Commercial Uses), “PD” – Planned Development District Ordinance No. 2012-07-036 (Multiple Family Residential Uses) and “REC” – Regional Employment Center Overlay District	Undeveloped Land and Parkside at Craig Ranch Phase I
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East	“PD” – Planned Development District Ordinance No. 2001-02-017 (Commercial Uses), “PD” – Planned Development District Ordinance No. 2003-01-004 (Commercial Uses), “PD” – Planned Development District Ordinance No. 2012-07-036 (Multiple Family Residential Uses) and “REC” – Regional Employment Center Overlay District	North Texas Athletic Center and Parkside at Craig Ranch Phase I
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West	“PD” – Planned Development District Ordinance No. 2001-02-017 (Commercial Uses), “PD” – Planned Development District Ordinance No. 200502-016 (Office Uses) and “REC” – Regional Employment Center Overlay District	Undeveloped Land
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ACCESS/CIRCULATION:

Adjacent Streets: Van Tuyl Parkway, 60' Right-of-Way, Collector
 Alma Road, 120' Right-of-Way, Major Arterial
 Henneman Way, 80' Right-of-Way, Minor Arterial
 Future Meyer Way, 60' Right-of-Way, Collector

Discussion: All proposed lots have frontage onto a street. The final location of all access points will be determined through the site plan and/or development platting process.

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