

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Alex Glushko, Planner II

SUBJECT: Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of McKinney Seven 31 L.P., for Approval of a Conveyance Plat for Lots 1-3, Block A, of the Parkside at Craig Ranch Addition, Being Less than 78 Acres, Located on the Northwest Corner of State Highway 121 (Sam Rayburn Tollway) 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 conditions:

Prior to filing the conveyance plat for record:

1. The applicant revise the plat to modify the vicinity maps to include the entirety of the subject property.
2. The applicant revise the plat title block to read "and Henneman Way."
3. The applicant revise the plat to remove the "by this plat" notations for dedications and easements.
4. The applicant revise the plat to replace the note on Sheet 2 concerning conveyance plats and provide the following note on both sheets, "A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and state law."

APPLICATION SUBMITTAL DATE: November 26, 2012 (Original Application)
December 20, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a conveyance plat that reconfigures the subject property into 3 lots, Lot 1 (approximately 36.3 acres), Lot 2 (approximately 7.6 acres), and Lot 3 (approximately 31.1 acres), Block A of the Parkside at Craig Ranch Addition, and dedicates right-of-way for the extension of Henneman Way (approximately 2.6 acres), located on the northwest corner of State Highway 121 (Sam Rayburn Tollway) 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 not platted. 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 No. 2012-07-036, “PD” – Planned Development District Ordinance No. 2008-06-054, “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District (Commercial, Multi-Family Residential, and Mixed Uses)

North	“PD” – Planned Development District Ordinance No. 2008-06-054 (Commercial Uses), “PD” – Planned Development District Ordinance No. 2001-02-017 (Mixed Uses) and “REC” – Regional Employment Center Overlay District	The Hospital at Craig Ranch and Undeveloped Land
-------	---	--

South	No City of McKinney Zoning (City of Allen)	City of Allen
-------	--	---------------

East	“PD” – Planned Development District Ordinance No. 2003-01-004 (Mixed Uses), “PD” – Planned Development District Ordinance No. 2006-05-053 (Commercial Uses), “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District	North Texas Athletic Center and Undeveloped Land
------	---	--

West	“PD” – Planned Development District Ordinance No. 2001-02-017 (Mixed Uses), “PD” – Planned Development District Ordinance No. 2005-02-016 (Office Uses), “PD” – Planned Development District Ordinance No. 2008-06-054 (Commercial Uses), “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District	Undeveloped Land
------	--	------------------

ACCESS/CIRCULATION:

Adjacent Streets: State Highway 121 (Sam Rayburn Tollway), Variable Width Right-of-Way, Major Regional Highway

Alma Road, 120-foot Right-of-Way, 6-Lane Major Arterial

Van Tuyl Parkway, 60-foot Right-of-Way, Collector

Future Henneman Way, 80-foot Right-of-Way, Minor Arterial

Discussion: The subject property has frontage on State Highway 121 (Sam Rayburn Tollway), Alma Road and Van Tuyl Parkway. The plat shows the proposed location for the future extension of Henneman Way, including the dedication of the associated right-of-way. The final location of all access points will be determined through the site plan and/or platting process.

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:

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