

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Steven Duong, Planner I

SUBJECT: Consider/Discuss/Act on the Request by Megatel Homes, on Behalf of McKinney 18, L.P., for Approval of a Conveyance Plat for Lots 1-3, Block A, of the Craig Ranch North Phase 3 Addition, Being Fewer than 20 Acres, Located on the Northwest Corner of Alma Road 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.

APPLICATION SUBMITTAL DATE: October 14, 2013 (Original Application)
October 24, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide the subject property into three lots, Lot 1 (approximately 14.66 acres), Lot 2 (approximately 1.36 acres), and Lot 3 (approximately 3.13 acres), Block A of the Craig Ranch North Phase 3, located on the northwest corner of Alma Road 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: A subsequent preliminary-final plat and record plat or minor plat 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. 2001-02-017 and "REC" – Regional Employment Center Overlay District (Commercial Uses and Single Family Residential Uses)

North	"PD" – Planned Development District Ordinance No. 2001-02-017 and "REC" – Regional Employment Center Overlay District (Single Family Residential Uses)	Craig Ranch North Phase 2B Subdivision
South	"PD" – Planned Development District Ordinance No. 2001-02-017 and "REC" – Regional Employment Center Overlay District (Commercial and Single Family Residential Uses)	Undeveloped Land
East	"AG" – Agricultural District and "REC" – Regional Employment Center Overlay District (Agricultural Uses)	Single Family Residence
West	"PD" – Planned Development District Ordinance No. 2001-02-017 and "REC" – Regional Employment Center Overlay District (Single Family Residential Uses)	Craig Ranch North Phase 1A Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Alma Road, 120' Right-of-Way, Major Arterial

Stacy Road, 120' Right-of-Way, 6-Lane Divided Principal Arterial

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