

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Consider/Discuss/Act on a Conveyance Plat for Lot 1, Block A, of the Life Fellowship Addition, Located Approximately 1,360 Feet West of Stacy Road and on the North Side of Henneman Way

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 13, 2014 (Original Application)
October 21, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 14.07 acres into two lots, Lot 1 (approximately 8.00 acres), and Lot 2 (approximately 6.07 acres).

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. 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.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2004-12-123 (Commercial Uses) and “REC” – Regional Employment Center Overlay District	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2003-10-089 (Commercial Uses) and “REC” – Regional Employment Center Overlay District	McKinney Soccer Complex at Craig Ranch
South	“PD” – Planned Development District Ordinance No. 2004-12-123 (Commercial Uses) , “PD” – Planned Development District Ordinance No. 1755 (Commercial Uses) and “REC” – Regional Employment Center Overlay District	La Quinta Inn & Suites and Undeveloped land
East	“PD” – Planned Development District Ordinance No. 2011-04-025 (Commercial Uses) , “PD” – Planned Development District Ordinance No. 1726 (Commercial Uses) and “REC” – Regional Employment Center Overlay District	Traxxas Distribution and Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2003-10-089 (Retail Uses) and “REC” – Regional Employment Center Overlay District	McKinney Soccer Complex at Craig Ranch

ACCESS/CIRCULATION:

Adjacent Streets: Henneman Way, 80’ Right-of-Way, Minor 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