

CITY COUNCIL MEETING OF 02-17-15 AGENDA ITEM #15-034AA

AGENDA ITEM

TO: City Council

THROUGH: Michael Quint, Director of Planning
Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Right-of-Way Vacation of Uplands Drive, Located Between Wessex Court and Hewitt Drive, and a Right-of-Way Vacation of Uplands Drive, Located Between Hewitt Drive and Collin McKinney Parkway, and Accompanying Ordinance

APPROVAL PROCESS: The City Council is the final approval authority for the proposed right-of-way vacations.

STAFF RECOMMENDATION: Staff recommends approval of the proposed right-of-way vacations.

APPLICATION SUBMITTAL DATE: January 26, 2015 (Original Application)

ITEM SUMMARY: The applicant is requesting the vacation of two improved portions of Uplands Drive right-of-way (approximately 0.71 acres) for the purposes of incorporating the land into a future development which will serve as internal circulation drives/fire lanes for the development. An associated rezoning request (14-302Z) for the development of this land is being considered concurrently by the City Council at the February 17, 2015 City Council meeting. Should this associated rezoning request be denied by the City Council, the applicant has indicated that the request for both portions of right-of-way to be vacated be withdrawn.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	Existing Portions of Uplands Drive Right-of-Way	Uplands Drive ROW

North	“PD” – Planned Development District Ordinance No. 2014-07-049 and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2006-09-102 and “REC” – Regional Employment Center Overlay District and “CC” –Corridor Commercial Overlay District (Single Family Residential Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2006-11-132 and “REC” – Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2014-07-049 (Common Area/Open Space Uses), “PD” – Planned Development District Ordinance No. 2006-11-132 (Mixed Uses), and “REC” – Regional Employment Center Overlay District	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Uplands Drive, 52’ Right-of-Way, Residential

Discussion: The proposed right-of-way vacation is requested to incorporate two portions of Uplands Drive into a future multi-family residential and mixed use development which is part of an associated rezoning request (14-302Z) being heard concurrently by the City Council.

In order to accommodate the substandard drive approach spacing, Engineering Staff recommends creating private access easements in lieu of public streets in order to minimize traffic on existing Uplands Drive. Based on the reduced densities in the overall area, Staff does not envision significant impact to traffic patterns or adjacent properties, and as such recommend approval.

EASEMENTS: A perpetual drainage, utility, fire lane, and mutual access easement will be retained within the portions of right-of-way to be vacated. Said easements may be modified in the future through the platting process, subject to the review and approval of the City Engineer.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received an Alley/Street Closing Petition (attached) from the property owner adjacent to all sides of the right-of-way indicating support of the requested right-of-way vacation. Staff has received no other comments in support of or opposition to this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Right-of-Way Vacation Petition
- Proposed Ordinance
- Proposed Exhibit A – Location Map
- Proposed Exhibit B – Right-of-Way Vacation Exhibits
- PowerPoint Presentation