

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 GS McKinney Addition, Located Approximately 1,159 feet South of McKinney Ranch Parkway and on the North Side of Ridge 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: September 27, 2015 (Original Application)
August 10, 2015 (Revised Submittal)
August 17, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to conveyance plat approximately 13.89 acres of land for a multi-family development (Greystar McKinney Ranch Apartments).

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 record plat(s) 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. 2007-09-085 (Multi-family Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2014-02-012 (Single Family Attached Residential Uses and Commercial Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2002-03-019 (Single Family Residential Uses), “PD” – Planned Development District Ordinance No. 2007-08-079 (Multi-family Uses), and “PD” – Planned Development District Ordinance No. 2006-12-142 (Multi-family Uses)	Aspire McKinney Ranch Apartments, Soho Parkway Apartments, and Millennium of McKinney Apartments
East	“PD” – Planned Development District Ordinance No. 2002-03-019 (Single Family Residential Uses)	Saddle Club at McKinney Ranch Subdivision
West	“PD” – Planned Development District Ordinance No. 2012-11-059 (Multi-Family Uses)	Millennium of McKinney Apartments

ACCESS/CIRCULATION:

Adjacent Streets: Ridge Road, 120’ Right-of-Way, Major 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