

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Anthony Satarino, Planner I

SUBJECT: Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of Hunter Alma Eldorado, L.P., for Approval of a Conveyance Plat for Lots 2R, 3, 4, and 5, Block B (Parcel 1017-1018 Addition), Being Fewer than 5 Acres, Located on the Southwest Corner of Eldorado Parkway 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.

APPLICATION SUBMITTAL DATE: April 15, 2013 (Original Application)
April 29, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 4.38 acres into four lots, Lot 2R, 3, 4, and 5, Block B, of the Parcel 1017-1018 Addition, located on the southwest corner of Eldorado Parkway 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 platted as Lot 2, Block B, of the Parcel 1017-1018 Addition. An associated preliminary-final plat (13-006PF) was previously approved by the Planning and Zoning Commission, and a subsequent record plat(s) 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. 2005-11-114 (Retail Uses)

North	“PD” – Planned Development District Ordinance No. 97-06-36 (School and Office Uses)	Centennial Montessori Academy, McKinney Eyeworks, McKinney Family Medicine, Just For Kids, Chiropractic Wellness Center, Nuvage Laser Med Spa
South	“PD” – Planned Development District Ordinance No. 2005-11-114 (Multi-Family Uses)	Villas at Willow Grove
East	“PD” – Planned Development District Ordinance No. 2003-02-015 (Community Park)	Gabe Nesbitt Community Park
West	“PD” – Planned Development District Ordinance No. 2005-11-114 (Retail Uses)	Future Eldorado and Alma Clinic

ACCESS/CIRCULATION:

Adjacent Streets: Eldorado Parkway, 120-foot Right-of-Way, 4-Lane Greenway Arterial

Alma Road, 120-foot Right-of-Way, 4-Lane Greenway Arterial

Discussion: The proposed plat reflects two direct access points from Eldorado Parkway, and one direct access point from Alma Road. Cross-access between the four proposed lots (Lot 2R, 3, 4, and 5) as well as existing Lot 1R, to the west has been provided by way of a fire lane, mutual access, drainage and utility easement. Additionally, access to Willow Grove Boulevard to the west has also been provided by way of a fire lane, mutual access, drainage and utility easement.

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:

- Maps
- Letter of Intent
- Proposed Conveyance Plat