

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Danielle Quintanilla, Planner I

SUBJECT: Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of the TCI McKinney Ranch Addition, Located on the Southwest Corner of McKinney Ranch Parkway and 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: May 31, 2016 (Original Application)
June 14, 2016 (Revised Submittal)
June 21, 2016 (Revised Submittal)
July 25, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide the subject property into two lots, Lot 1 (approximately 4.49 acres) and Lot 2 (9.01 acres), Block A of the TCI McKinney Ranch Addition located on the southwest corner of McKinney Ranch Parkway and Ridge 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 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. 2016-03-021 (Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2007-10-013 (Commercial Uses) and “PD” – Planned Development District Ordinance No. 1895 (Single Family Residential, Multi-Family Residential and Commercial Uses)	St. Andrew’s Episcopal Church, The Goddard School, Heartland Montessori Academy and Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2014-02-012 (Single Family Detached Residential Uses) and “REC” – Regional Employment Center Overlay District	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2014-02-012 (Commercial and Single Family Detached Residential Uses) and “REC” – Regional Employment Center Overlay District	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2007-08-072 (Single Family Residential, Multi-Family Residential and Commercial Uses) and “REC” – Regional Employment Center Overlay District	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: McKinney Ranch Parkway, 120’ Right-of-Way, Major Arterial

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