

CITY COUNCIL MEETING OF 3/5/13 AGENDA ITEM #13-025AA

AGENDA ITEM

TO: City Council

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

FROM: Alex Glushko, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of VCIM Partners, L.P., for Approval of a Right-of-Way Vacation for a Portion of Henneman Way, Being Less than 1 Acre, Located at the Eastern Terminus of Henneman Way and Approximately 100 Feet East of Dr. Kenneth Cooper Drive, and Accompanying Ordinance

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

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

APPLICATION SUBMITTAL DATE: January 28, 2013 (Original Application)

ITEM SUMMARY: The applicant is proposing to vacate a portion of Henneman Way located at the eastern terminus of Henneman Way and approximately 100 feet east of Dr. Kenneth Cooper Drive. The applicant is requesting the vacation of two pieces of existing Henneman Way right-of-way (approximately 2,000 square feet) for the purposes of acquiring the property and incorporating it into a future roundabout with enhanced landscaping. The larger piece of the proposed right-of-way vacation will be located in a future common area (maintained by the property owner's association) in the center of the roundabout and the smaller triangular piece will no longer be necessary for vehicular circulation and will be incorporated into the property to the north.

SURROUNDING ZONING AND LAND USES:

Subject Property: Existing Portion of Henneman Way Right-of-Way

North	"PD" – Planned Development District Ordinance No. 2005-02-016 (Commercial/Office Uses)	Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 2008-06-054	Undeveloped Land

(Commercial Uses)

East	“PD” – Planned Development District Ordinance No. 2008-06-054 (Commercial Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2005-02-016 (Commercial/Office Uses)	Craig Ranch OB/GYN

ACCESS/CIRCULATION:

Adjacent Streets: Henneman Way, 60’ Right-of-Way, Commercial Collector

Discussion: The proposed right-of-way vacation is requested to modify the existing terminus of Henneman Way to incorporate a roundabout feature at the intersection of Henneman Way and a future unnamed street.

MISCELLANEOUS: Should the right-of-way vacation be approved by the City Council, it will be necessary for the owners adjacent to the portions of right-of-way being vacated to file a deed for their portion (Tract 1 or Tract 2) with the Collin County Clerk’s office.

DRAINAGE AND UTILITIES: Per the Engineering Department, there are no existing or planned utilities or the need for any drainage easements in the proposed right-of-way vacation and as such, no easements will be retained by the City within the right-of-way vacation.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received an Alley/Street Closing Petition (attached) from the adjacent property owner 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
- Alley/Street Closing Petition
- Proposed Ordinance with Exhibits
- Exhibit A – Location Map
- Exhibit B – Right-of-Way Vacation Exhibit
- PowerPoint Presentation