

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Anthony Satarino, Planner

SUBJECT: Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of Poguerosa Investments II, L.P., for Approval of a Conveyance Plat for Lots 1 and 2, Block A, of the Poguerosa Addition, Approximately 80.86 Acres, Located on the Northeast Corner of Bloomdale Road and U.S. Highway 75 (Central Expressway).

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 14, 2012 (Original Application)
June 8, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a conveyance plat for Lots 1 (approximately 10.48 acres) and Lot 2 (approximately 70.24 acres), Block A of the Poguerosa Addition, totaling approximately 80.86 acres, located on the northeast corner of Bloomdale Road and U.S. Highway 75 (Central Expressway).

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 subsequent preliminary-final plat and record plat or minor plat 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. 1640 (Commercial and Residential Uses)

North	Extraterritorial Jurisdiction- ETJ	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 1640 (Residential Uses)	City of McKinney Public Park (Pecan Ridge)
	“PD” – Planned Development District Ordinance No. 2002-05-041 (Residential and Office Uses)	Pecan Ridge Estates (Single Family Residential) and Naomi Press Elementary (MISD)
	“AG” – Agricultural District	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 1642 (Commercial Uses)	Collin County Courthouse and Undeveloped Land
East	“AG” – Agricultural District	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 75 (Central Expressway), Variable Width Right-of-Way, Major Regional Highway

Bloomdale Road, 120’ of Right-of-Way, 6-Lane Major Arterial (M6D)

F.M. Highway 543, 120’ of Right-of-Way, 6-Lane Major Arterial (M6D)

Discussion: The subject property has frontage on U.S. Highway 75 (Central Expressway), Bloomdale Road and F.M. Highway 543. The final location of all access points will be determined through the site plan and/or platting process.

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