

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Samantha Gleinser, Planner I

**SUBJECT:** Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of Circuit Louis Property Investors L.P., Madison Decker, Ltd., Spence Research Institute, Inc., LDJ Properties, Ltd., and Chapman Stonebridge, LLC, for Approval of a Conveyance Plat for Lots 1 and 2, Block A of Parcel 813B, Being Fewer than 26 Acres, Located on the Southwest Corner of Eldorado Parkway and Stonebridge Drive

**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:** March 11, 2013 (Original Application)  
March 25, 2013 (Revised Submittal)  
March 27, 2013 (Revised Submittal)  
April 15, 2013 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide the subject property into two lots, Lot 1 (approximately 6.88 acres) and Lot 2 (approximately 18.54 acres), Block A, of Parcel 813B, located on the southwest corner of Eldorado Parkway and Stonebridge Drive. An associated concept plan for Parcel 813B (12-212CP) was approved on December 11, 2012, and an associated site plan (12-233SP) for an assisted living facility was approved on January 8, 2013 to be developed on proposed Lot 1.

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 boundary platted as Parcel 813B. 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. 2005-10-110 (Commercial Uses)

North	"PD" – Planned Development District Ordinance No. 2004-09-101 (Office Uses), "PD" – Planned Development District Ordinance No. 2008-08-076 (Office Uses) and "PD" – Planned Development District Ordinance No. 2005-11-114	Baybrook Village Care and Rehab Center, McKinney Methodist Hospital and Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 2003-02-015 (Office Uses)	Experian Data Center
East	"PD" – Planned Development District Ordinance No. 2005-11-114 (Commercial Uses) and "PD" – Planned Development District Ordinance No. 2007-05-046 (Office Uses)	Undeveloped Land and Xplor Learning Center
West	"PD" – Planned Development District Ordinance No. 2003-02-015 (Office Uses)	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Eldorado Parkway, 120' Right-of-Way, Greenway Arterial  
Stonebridge Drive, 140' Right-of-Way, Greenway Arterial

Discussion: 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:**

- Location Map
- Aerial Exhibit
- Letter of Intent
- Proposed Conveyance Plat