

**REVISED**

**PLANNING & ZONING COMMISSION MEETING OF 06-14-11 AGENDA ITEM #11-081CVP**

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**FROM:** Brandon Opiela, Senior Planner

**SUBJECT:** Consider/Discuss/Act on the Request by C & C Development, L.P., on Behalf of McKinney Seven 28, L.P., and Festival Center, for Approval of a Conveyance Plat for Lots 6 and 7, Block A, of the Henneman-Stacy Addition, Approximately 13.48 Acres, Located on the Southwest Corner of Collin McKinney Parkway and Stacy Road.

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed conveyance plat.

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed conveyance plat.

**APPLICATION SUBMITTAL DATE:** May 16, 2011 (Original Application)  
May 18, 2011 (Revised Submittal)  
May 23, 2011 (Revised Submittal)  
June 8, 2011 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing a conveyance plat for Lots 6 and 7, Block A of the Henneman-Stacy Addition, approximately 13.48 acres located on the southwest corner of Collin McKinney Parkway and Stacy 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.

At the Planning and Zoning Commission meeting on May 24, 2011, this item was tabled to give the applicant additional time to make modifications to the proposed conveyance plat, per the applicant's request.

**PLATTING STATUS:** The subject property is currently unplatted, and was included in an approved preliminary-final plat (10-052PF). A subsequent record plat or minor plat of the subject property must be approved, subject to review and approval by the Director of Planning, 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 Nos. 1726 (Commercial Uses) and 2003-03-019 (Commercial Uses) and “AG” Agricultural District

North	“PD” Planned Development District Ordinance No. 2002-03-019 (Commercial Uses)	Undeveloped
South	“PD” - Planned Development District Ordinance No. 1726 (Commercial Uses)	Future TRAXXAS Corporate Headquarters
East	“PD” - Planned Development District Ordinance No. 1726 (Commercial Uses)	Undeveloped
	“AG” Agricultural District	Undeveloped
West	“PD” - Planned Development District Ordinance No. 2003-10-089 (Recreational Uses)	McKinney Soccer Complex at Craig Ranch

**ACCESS/CIRCULATION:**

Adjacent Streets: Collin McKinney Parkway, 120’ Right-of-Way, 4-Lane Greenway Arterial

Stacy Road, 130’ Right-of-Way, 6-Lane Principal Arterial

Discussion: The subject property has frontage on both Collin McKinney Parkway and Stacy Road. The final location of all access points will be determined through the site plan and/or platting process. With this conveyance plat, the applicant is dedicating a pedestrian easement at the intersection of Collin McKinney Parkway and Stacy Road to accommodate the installation of a future sidewalk.

**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

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**Action:**