

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Brandon Opiela, Planner Manager

SUBJECT: Consider/Discuss/Act on the Request by McKinney Economic Development Corporation, for Approval of a Conveyance Plat for Lot 1, Block B, of the University Business Park Addition, Being Fewer than 32 Acres, Located on the Southeast Corner of Bray Central Drive and Commerce 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 with following condition:

Prior to filing the plat for record:

1. The applicant revise the plat to provide the standard conveyance plat notation found in Section 142-81(d)(1)(b) of the City of McKinney's Subdivision Ordinance.

APPLICATION SUBMITTAL DATE: January 22, 2014 (Original Application)

ITEM SUMMARY: The applicant is proposing to subdivide the subject property into three lots, Lot 1R (approximately 7.22 acres), Lot 2 (approximately 3.09 acres), Lot 3 (approximately 20.94 acres), Block B of the University Business Park Addition, located on the southeast corner of Bray Central Drive and Commerce Drive.

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 associated preliminary-final replat (13-237PR2) has been submitted and is being considered concurrently by the Planning and Zoning

Commission. A record plat(s) of the subject property must be approved prior to the commencement of any development activity on the subject property.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 98-05-30 (Office and Light Manufacturing Uses)

North “PD” – Planned Development District Ordinance No. 2007-10-100 (Office and Light Manufacturing Uses) Pogue Corporate Headquarters

South “RS-60” – Single Family Residence, “PD” – Planned Development District Ordinance No. 2011-08-051, and “PD” – Planned Development District Ordinance No. 98-05-30 (Single Family, Office, and Light Manufacturing Uses) Single Family Residential and Undeveloped Land

East “BG” – General Business (General Business Use) Job Corps USA

West “PD” – Planned Development District Ordinance No. 98-05-30, “PD” – Planned Development District Ordinance No. 1563, and “PD” – Planned Development District Ordinance No. 2011-08-051 (Office and Light Manufacturing Uses) Erchonia Corporation, McKinney Central Business Park, and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Bray Central, 80’ Right-of-Way Collector Street
Commerce Drive, 65’ Right-of-Way, Collector Street
Corporate Drive, 65’ Right-of-Way, Collector Street

Discussion: All proposed lots have frontage onto a street and/or a mutual access easement. The final location of all access points will be determined through the site plan and/or development platting process.

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