



19-0002RW

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Right-of-Way Abandonment of Portions of The Esplanade between Wessex Court and Meyers Way, Meyers Way between Collin McKinney Parkway and Alma Road, and Sherringham Way between Hewitt Drive and Collin McKinney Parkway, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic & Economic Growth

MEETING DATE: February 4, 2020

DEPARTMENT: Engineering

CONTACT: Matt Richardson, P.E., Development Engineering Manager
Gary Graham, P.E., Director of Engineering

RECOMMENDED CITY COUNCIL ACTION:

- Should rezoning request case number 18-0142Z4 be approved by the City Council then staff recommends approval of the proposed right-of-way abandonment. However, if the City Council denies rezoning request case number 18-0142Z4 then staff recommends denial of the proposed right-of-way abandonment.

ITEM SUMMARY:

- Staff received a request to abandon portions of The Esplanade between Wessex Court and Meyers Way, Meyers Way between Collin McKinney Parkway and Alma Road, and Sherringham Way between Hewitt Drive and Collin McKinney Parkway.
- The applicant, Sanchez & Associates, is working with the adjoining property owner, Mahantraj CR LLC, to develop a mixed-use project on surrounding tracts of land. A zoning change for this project is also being considered on this agenda.
- The right-of-way proposed for abandonment currently contains underground utilities and street improvements. These improvements will be removed and/or adjusted with the development of the proposed mixed-use project.
- Staff is recommending a conditioned action on this case as it is somewhat linked to an associated rezoning request (case no. 18-0142Z4). The development

proposal serving as the impetus for the associated rezoning request anticipates that the roadways described by this agenda item will be abandoned.

- As such, if rezoning request no. 18-0142Z4 is approved by the City Council then staff recommends that this proposed ROW vacation also be approved. If the City Council denies rezoning request no. 18-0142Z4 then staff recommends denial of this proposed ROW vacation because the roadways that are being proposed for abandonment are needed in order to develop in accordance with the governing zoning on the surrounding property (PD - Planned Development District Ordinance No. 2015-02-007).
- More specifically, the roadways being proposed for abandonment by this case are shown by PD Ordinance No. 2015-02-007's exhibits and impacts applicable build-to lines. If the roads are gone, then the build-to lines outlined in the governing zoning would change and impact what could be built on the property thereby impacting conformance with other development concepts attached to the governing PD Ordinance.

BACKGROUND INFORMATION:

- The right-of-way was originally dedicated and improved with the platting and development of the Cooper Living Center Addition Phase 2, the plat having been filed for record in October 2009.
- An application and supporting documentation for the requested abandonment was submitted on December 19, 2019. Additional information was submitted on January 22, 2020.
- A traffic impact analysis (TIA) was requested to support the abandonment request and the proposed development. The TIA concluded that a few improvements shall be made to the surrounding street network to support the street closures and new traffic generated by the development. These improvements include:
 - Convert segments of Collin McKinney Parkway and Rundell Way from one-way to two-way operation.
 - Collin McKinney Parkway between Meyers Way and Rundell Way.
 - Rundell Way between Collin McKinney Parkway and Van Tuyl Parkway.
 - Add a southbound left-turn lane on Alma Road at Hewitt Drive to support u-turning traffic.
 - Add parallel parking along the east side of Uplands Drive between Wessex Drive and Hewitt Drive.
- These street network improvements will be constructed with the development of the proposed mixed-use project. The City is separately considering other circulation and parking modifications south of Collin McKinney Parkway to support the future development of Fire Station #11.
- An access and utility easement is proposed to be retained over the entirety of the abandoned right-of-way. The applicant intends to remove and/or adjust the existing utility and street improvements with their development project.
- The access and utility easement may be vacated with the approval and filing of a

replat for the proposed development that satisfies easement needs for the City and for franchise utilities.

- Public hearing notices were sent to all property owners within 200 feet of the requested abandonment, and a legal notice was published in the McKinney Courier-Gazette.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[PD Ordinance No. 2015-02-007](#)

[Proposed Ordinance](#)

[Exhibit A - Location Map](#)

[Exhibit B - ROW Surveys](#)