



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 17-205CVP, **Version:** 1

Consider/Discuss/Act on a Conveyance Plat for Lot 1, Block A and Lot 1, Block B, of Continental 398 Fund Addition and Silverton Road Right-of-Way Dedication, Located on the Northeast Corner of Ridge Road and Stacy Road

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: September 12, 2017

DEPARTMENT: Planning

CONTACT: Danielle Quintanilla, Planner I
Samantha Pickett, Planning Manager, AICP
Brian Lockley, Director of Planning, AICP, CPM

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 the following conditions, which must be satisfied prior to filing the plat:

1. The applicant revise the plat to remove "to be dedicated by this plat" from Silverton Road right-of-way.
2. The applicant revise the title block and dedication language to include "Silverton Road Right-of-Way Dedication".
3. The applicant revise the purpose statement to include the dedication of right-of-way.

APPLICATION SUBMITTAL DATE: July 14, 2017 (Original Application)
August 3, 2017 (Revised Submittal)
August 25, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 14.53 acres into two lots and right-of-way for Silverton Road, proposed Lot 1, Block A (approximately 13.08 acres) for a multi-family development and Lot 1, Block B (approximately 0.84 acres) for an undetermined use at this time, as noted by the applicant. The lots are to be divided by the extension of Silverton Road.

The applicant has submitted an associated site plan (17-061SP) for a proposed multi-family development on Lot 1, Block A, which is also being considered at the September 12, 2017 Planning and Zoning Commission meeting. The applicant has received approval for an associated preliminary-

final plat (17-097PF) for the same lot configuration that was approved by the Planning and Zoning Commission on May 9, 2017. The associated record plat (17-153RP) is currently under review.

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 preliminary-final plat and record plat(s) of the subject property must be approved prior to the commencement of any development activity on the subject property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2002-05-038 and "REC" - Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2002-03-019 and "REC" - Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2002-03-019, "PD" - Planned Development District Ordinance No. 2013-03-028, and "REC" - Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2002-05-038 and "REC" - Regional Employment Center Overlay District (Mixed Uses)	Village Park Subdivision
West	"PD" - Planned Development District Ordinance No. 2014-02-012 and "REC" - Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Ridge Road, 130' Right-of-Way, Major Arterial

Stacy Road, 130' Right-of-Way, Principal Arterial

Future Silverton Road, 50' Right-of-Way, Local

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed conveyance plat.