

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Michael Quint, Senior Planner

FROM: Brooks Wilson, AICP, Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by McKinney Saddlehorn II, Ltd., SB 506 Ventures, Ltd., and Stonebridge Ranch Community Association, for Approval of a Right-of-Way Vacation for Approximately 1,254 Linear Feet of Gray Branch Road, Located Between Virginia Parkway and Ridge Road.

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to City Council for consideration at the July 20, 2010 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed right-of-way vacation.

APPLICATION SUBMITTAL DATE: April 26, 2010 (Original Application)

ITEM SUMMARY: The applicant is proposing to vacate a variable width prescriptive right-of-way located between Virginia Parkway and Ridge Road. At present, the right-of-way proposed to be vacated does not meet the City of McKinney street design standards in terms of right-of-way width, pavement width or materials (a portion of the roadway is grass and portions are asphalt). The four lanes of Ridge Road, north of Virginia Parkway, were constructed to replace the Gray Branch right-of-way. None of the adjacent residential or non-residential lots use the Gray Branch right-of-way for access and all the adjacent property owners of these lots have signed the petition to vacate said right-of-way.

When evaluating alley vacation and right-of-way vacation proposals, Staff relies on the criteria outlined in the 1976 report, "Restructuring Street and Alley Space McKinney, Texas." The reduction in the amount of street and alley space in the developed portions of McKinney located east of U.S. Highway 75 can reduce city costs and result in a more efficient use of land which could result in an improvement in the City's revenue base. Essentially, if there is no need for the alley or street to exist, it is generally considered beneficial to vacate or vacate it.

The report goes on to outline a checklist to be reviewed as a basis for each decision concerning a street or alley change. The items include impact on circulation system, drainage, utilities, local access, relation to adjacent property owners, and municipal

objectives and operations. Staff recommends approval of the proposed right-of-way vacation.

SURROUNDING ZONING AND LAND USES:

Subject Property: Existing Prescriptive Right-of-Way (Gray Branch Road)

North	“PD” – Planned Development District Ordinance No. 2007-05-053 (“SF-1” – Single Family Residential District and “O-1” – Office District uses)	Undeveloped Land (future Saddlehorn Subdivision)
South	“PD” – Planned Development District Ordinance No. 1621 (“OS” – Open Space District uses)	Open Space
East	“PD” – Planned Development District Ordinance No. 2007-05-053 (“SF-1” – Single Family Residential District and “O-1” – Office District uses)	Undeveloped Land (future Saddlehorn Subdivision)
West	“PD” – Planned Development District Ordinance No. 2007-05-053 (“SF-1” – Single Family Residential District and “O-1” – Office District uses)	Undeveloped Land and Office Uses (future Saddlehorn Subdivision)

ACCESS/CIRCULATION:

Adjacent Streets: Virginia Parkway, 120 Foot Right-of-Way, 6 Lane Major Arterial (M-6D)

Ridge Road, 120 Foot Right-of-Way, 4 Lane Greenway Arterial (G-4D)

Discussion: Due to the construction of the new Ridge Road alignment north of Virginia Parkway, the proposed vacation of the Gray Branch Road right-of-way in this location will not deny access to any adjacent properties and is no longer needed for access or circulation.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

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
- Street Closing Petition
- Notice of Public Hearing
- Property Owner Notification List
- Right-of-Way Vacation Exhibit

Action: