

PLANNING & ZONING COMMISSION MEETING OF 10-13-15 AGENDA ITEM #15-245PFR

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Matt Robinson, AICP, Planning Manager

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lot 1R, Block A, of the Linfer Addition, Located on the Southeast Corner of State Highway 5 (McDonald Street) and Anthony Street

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final replat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final replat with the following conditions, which must be satisfied prior to filing a plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: September 14, 2015 (Original Application)
September 28, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to replat two lots of approximately 1.18 acres into one lot for restaurant/commercial use.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block A of the Linfer Addition and Lot 3, Block 14 of the Shorts Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"MTC" – McKinney Town Center Zoning District (Transit Village Core – Office, Commercial and Residential Uses)	Undeveloped Land

North	“MTC” – McKinney Town Center Zoning District (Transit Village Core – Office, Commercial and Residential Uses)	Office
South	“MTC” – McKinney Town Center Zoning District (Transit Village Edge – Office, Commercial, Light Industrial and Residential Uses), “BN” – Neighborhood Business	Single Family Detached Residences
East	“MTC” – McKinney Town Center Zoning District (Transit Village Edge – Office, Commercial and Residential Uses)	Iglesia Pentecosta Independiente El Sinai Church and Single Family Detached Residences
West	“MTC” – McKinney Town Center Zoning District (Downtown Core – Office, Commercial and Residential Uses)	Chestnut Square Historic Village and Commercial Strip Center

ACCESS/CIRCULATION:

Adjacent Streets: State Highway 5 (McDonald), 100’ Right-of-Way, Pedestrian Priority B

Anthony Street, 40’ Right-of-Way, Pedestrian Priority B

Wilcox Street, 40’ Right-of-Way, Service Street

Standifer Street, 40’ Right-of-way, Service Street

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along State Highway 5 (McDonald Street), Anthony Street, Wilcox Street and Standifer Street

Hike and Bike Trails: Not Applicable

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the associated plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and
Ordinance No. 2013-12-118)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: As Determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

ATTACHMENTS:

- Standard Conditions for Preliminary-Final Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation