

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Senior Planner

FROM: Anthony Satarino, Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering, on Behalf of McKinney Dentist Property Mgt., LLC, for Approval of a Minor Replat of the Virginia Center Addition, Lot 2R and 4, Block A, Approximately 1.16 Acres, Located on the Southeast Corner of Wilson Creek Boulevard and Hunt Street.

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

STAFF RECOMMENDATION: Staff recommends approval of the proposed minor replat with the following conditions:

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

Prior to filing the plat:

2. The applicant revise the plat to “ghost-in” the previous filing information for Lot 2, Block A.
3. The applicant revise the plat to accurately reflect the right-of-way width for Hunt Street as 50’.
4. The applicant revise the plat to reflect the acreage in the title block of the plat.
5. The applicant revise (as necessary) and subsequently file the associated off-site parking agreement for the subject property, subject to the review and approval of the Director of Planning.
6. The applicant submit a detention pond maintenance agreement for Lots 1R-4, Block A of the Virginia Center Addition, subject to the review and approval of the City Engineer.

APPLICATION SUBMITTAL DATE: August 15, 2011 (Original Application)
August 30, 2011 (Revised Submittal)

ITEM SUMMARY: The subject property is approximately 1.16 acres and is located on the southeast corner of Wilson Creek Parkway and Hunt Street. The applicant is proposing to subdivide the original lot (Lot 2, Block A) into two lots (Lot 2R and 4, Block A). There are two existing office buildings on proposed Lot 2R, Block A. These buildings were built with Phase 1 of the McKinney Village Offices. There is also an existing building on proposed Lot 4, Block A, which is currently being used as an office. The developer of the project has indicated that this building will be demolished in the future, with a new building being constructed in a future phase as shown on the associated site plan (08-341SP). Staff has approved the entire site plan for McKinney Village Offices; however, Staff has not received a request for a demolition permit for the existing building nor any building construction plans for Phase 3 of the site plan.

PLATTING STATUS: The subject property is currently platted as Lot 2, Block A of the Virginia Center Addition and is being replatted to become Lot 2R and Lot 4, Block A of Virginia Center Addition. The existing plat has filed agreements in place that pertain to off-site parking and shared dumpster usage for Lots 1R-3, Block A. The off-site parking agreement may have to be amended, as deemed necessary by the Director of Planning, to reflect any changes created by the proposed lot configuration prior to this plat being filed with the County. The applicant will also be required to submit a detention pond maintenance agreement for Lots 1R-4, Block A of the Virginia Center Addition, subject to the review and approval of the City Engineer, prior to filing the plat for record.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2007-06-061
(commercial/office uses)

North	"RS-120" – Single Family Residence District and "RS-84" – Single Family Residence District	Single Family Residential and First Christian Church McKinney
South	"PD" – Planned Development District Ordinance No. 2007-06-061 (commercial/office uses)	McKinney Dentist and Vacant Medical Office (08-341SP)
East	"RS-84" – Single Family Residence District	Undeveloped land
West	"RS-84" – Single Family Residence District	Natural Blue Pacific Pools

ACCESS/CIRCULATION:

Adjacent Streets: Hunt Street, 50' Foot Right-of-Way, Collector Street (C2U)

Wilson Creek Boulevard 60 Foot Right-of-Way, Minor Arterial (M-4D)

Discussion: Lot 2R and Lot 4 both take access off of Wilson Creek Boulevard. Lot 2R has direct access to the roadway, and Lot 4 has access through a 24' mutual access easement running along the southern border of the subject property. There is also a mutual access easement running north and south between both lots that connect the lots to Virginia Parkway.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant has submitted a tree survey and tree preservation plan. A construction tree permit must be approved by the Arborist before any building permits can be issued for the proposed Lot 4, Block A.

PUBLIC IMPROVEMENTS:

Sidewalks: Existing

Hike and Bike Trails: Not Required

Road Improvements: All road improvements necessary for this development, and as determined by the City Engineer

Utilities: All utilities necessary for this development, and as determined by the City Engineer

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.

FEES:

Roadway Impact Fees: Applicable

Utility Impact Fees: Applicable

Median Landscape Fees: Not applicable

Park Land Dedication Fees: Not applicable

Pro-Rata: Not applicable

Discussion: Roadway and utility impact fees will be due for Lot 4, Block A (Phase 3) prior to the issuance of a building permit.

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

ATTACHMENTS:

- Standard Conditions for Minor Plat/Replat Approval Checklist
- Maps
- Letter of Intent
- Proposed Minor Replat
- Planning and Zoning Commission PowerPoint Presentation