

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Michael Quint, Director of Planning

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of McKinney EDC, for Approval of a Minor Replat for Lot 3, Block A, of the McKinney Bridge Street Town Centre Addition, Being Fewer than 13 Acres, Located on the Northeast Corner of Spur 399 and U.S. Highway 75 (Central Expressway)

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

STAFF RECOMMENDATION: Staff recommends approval of the proposed non-residential 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 for record:

2. The applicant revise the plat to provide a purpose statement.
3. The applicant revise the plat's title block to include the subject property's acreage.

APPLICATION SUBMITTAL DATE: January 17, 2013 (Original Application)

ITEM SUMMARY: The applicant is proposing to subdivide a single platted lot, totaling approximately 12.83 acres, into four lots. The subject property is currently platted as Lot 3, Block A of the McKinney Bridge Street Town Centre Addition. Portions of the subject property will be utilized for a future hotel and conference center.

The purpose of a plat is to subdivide land to create building lots or tracts and to show all necessary dimensions and other information essential to comply with the subdivision standards of the City of McKinney.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2007-12-135 (mixed uses) and “CC” – Corridor Commercial Overlay District (High Rise Subzone)

North “PD” – Planned Development District Ordinance No. 2007-12-135 (mixed uses) and “CC” – Corridor Commercial Overlay District (High Rise Subzone) Undeveloped Land

South “PD” – Planned Development District Ordinance No. 2007-12-135 (mixed uses) and “CC” – Corridor Commercial Overlay District (High Rise Subzone) Undeveloped Land and SPUR 399

East “PD” – Planned Development District Ordinance No. 2007-12-135 (mixed uses) and “CC” – Corridor Commercial Overlay District (High Rise Subzone) Undeveloped Land and Collin Counter Higher Education Building

West “PD” – Planned Development District Ordinance No. 2007-12-135 (mixed uses) and “CC” – Corridor Commercial Overlay District (High Rise Subzone) Undeveloped Land

Discussion: The proposed lots meet the minimum size requirements of the governing zoning district.

ACCESS/CIRCULATION:

Adjacent Streets: Gateway Boulevard, Variable Width Right-of-Way, Collector Roadway

SPUR 399, Variable Width Right-of-Way, Major Regional Highway

Discussion: The subject property has direct frontage on Gateway Blvd. as well as the SPUR 399 frontage road. Internal circulation will be served via a series of mutual access and fire lane easements. Each lot has been provided with adequate access to an existing or proposed street by frontage on such street as required by the Subdivision Ordinance.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance, and for submittal of a tree survey or tree

preservation plan, as determined by the City Arborist. The applicant will be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required
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

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, 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 (Ordinance No. 2008-10-173)
Utility Impact Fees:	Applicable (Ordinance No. 2008-10-174)
Median Landscape Fees:	Not Applicable
Park Land Dedication Fees:	Not Applicable
Pro-Rata:	As determined by the City Engineer

MISCELLANEOUS: The Subdivision Ordinance requires that a notation indicating the purpose of the plat be provided for minor replats. The proposed plat does not reference such a note. As such, Staff recommends the applicant revise the plat to provide a purpose statement, prior to filing the plat for record.

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

- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- PowerPoint Presentation