

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Eleana Galicia, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 2R and 3, Block C, of the Courtesy Dealership Addition, Located Approximately 990 Feet North of McKinney Ranch Parkway and on the West Side of Collin McKinney Parkway

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

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed minor replat with the following condition, which must be satisfied prior to filing the plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Minor Replat Approval Checklist, attached.
2. The applicant revise the plat so that the proposed "Lot 2R1" and "Lot 2R2" are relabeled as "Lot 2R" and "Lot 3" respectively, for all references on the plat.

**APPLICATION SUBMITTAL DATE:** October 27, 2014 (Original Application)  
December 19, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to replat an existing lot, Lot 2 (approximately 6.67 acres) into two lots, lot 2R (approximately 4.17 acres), and lot 3 (approximately 2.50 acres) for commercial use.

**PLATTING STATUS:** The subject property is currently platted as Lot 2, Block C of the Courtesy Dealership Addition.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“PD” – Planned Development District Ordinance No. 1480 (commercial uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 1480 (commercial uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 1480 (commercial uses) and Mid Rise Corridor Commercial Overlay District	Nissan of McKinney
East	“PD” – Planned Development District Ordinance No. 1480 (commercial uses) and Mid Rise Corridor Commercial Overlay District	Randall Reed Volkswagen of McKinney
West	“PD” – Planned Development District Ordinance No. 94-04-18 (single family residential) and “RG 18” – General Residence District Ordinance No. 1606 (multi-family residential)	Village Creek Subdivision Phase 4 & The Estates of McKinney Apartments

**ACCESS/CIRCULATION:**

Adjacent Streets: Collin McKinney Parkway, 100' Right-of-Way, Minor Arterial

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

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Collin McKinney Parkway

Hike and Bike Trails: Not Required

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 Minor Plat/Replat Approval Checklist
- Location Map & Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- PowerPoint Presentation