

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Michael Quint, Senior Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of Uptown Custer Partners, L.P., for Approval of a Minor Replat for Lots 1R1 & 3, Block A, of the Shops at Eagle Point Addition, Approximately 14.15 Acres, Located on the West Side of Custer Road and Approximately 1,200 Feet South of U.S. Highway 380 (University Drive).

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 for record:

2. The applicant revise the plat to remove the word “proposed” from the easements that are to be dedicated by this plat.

APPLICATION SUBMITTAL DATE: February 13, 2012 (Original Application)
February 24, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide Lot 1R, Block A of the Shops at Eagle Point Addition into two lots, Lots 1R1 and 3, Block A. Lot 3, Block A will be home to a future car wash, whose site plan (11-168SP) has been previously approved by Staff. Lot 1R (future lot 1R1) is currently home to a series of multi-tenant shell buildings.

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. 2004-10-109 (Commercial Uses)

North	"PD" – Planned Development District Ordinance No. 2004-10-109 (Commercial Uses)	Wal-Mart and AutoZone
South	"AG" – Agricultural District	Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 2000-11-092, and as amended ("R-2" – Retail Uses)	Undeveloped Land
	"PD" – Planned Development District Ordinance No. 2000-11-092, and as amended ("OS" – Open Space Uses)	Open Space (La Cima Private Residential Subdivision)
West	"AG" – Agricultural District	Undeveloped Land

Discussion: The lots as shown on the proposed minor replat meet the minimum size requirements of the Zoning Ordinance. The applicant has provided a note on the plat indicating as much.

ACCESS/CIRCULATION:

Adjacent Streets: Custer Road, 130' Right-of-Way, 6-Lane Principal Arterial (P-6D)

Discussion: The subject property will have no direct access to Custer Road. Instead, its access to Custer Road will be served through a series of mutual access easements. The applicant has provided each proposed lot with access to a public 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 along Custer Road

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 accompanying 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 proposed minor replat reflects several easements that are to be dedicated by this plat as “proposed.” This proposed verbiage is not necessary as all proposed easements are clearly distinguished by the lack of filing information. More specifically, existing easements will provide their corresponding filing information and proposed easements will not provide filing information as they have not been filed yet. As such, Staff recommends the applicant revise the plat to remove the word “proposed” from the easements that are to be dedicated by this plat, 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