

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R2, 2R2 and 10, Block A, of the North Texas Athletic Center Addition, Located Approximately 190 Feet East of Alma Road and on the North Side of Henneman Way

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 condition, 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: May 16, 2016 (Original Application)
June 27, 2016 (Revised Submittal)
June 30, 2016 (Revised Submittal)
July 6, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide two (2) lots into three (3) lots on approximately 43.438 acres. The applicant has indicated that the newly created lot is being created in order to be deeded to the City per the third amendment of the VCIM Development Agreement.

PLATTING STATUS: The subject property is currently platted as Lots 1R and 2R of the North Texas Athletic Center Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	“PD” – Planned Development District Ordinance No. 2003-01-004 and “REC” – Regional Employment Center Overlay District (Commercial and Recreational Uses)	The Ballfields at Craig Ranch
North	“PD” – Planned Development District Ordinance No. 2003-01-004 and “REC” – Regional Employment Center Overlay District (Commercial Uses)	Dr. Pepper Starcenter
South	“PD” – Planned Development District Ordinance No. 2006-05-053 and “REC” – Regional Employment Center Overlay District and “PD” – Planned Development District Ordinance No. 2004-12-123 (Commercial Uses)	Holiday Inn Express and Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2003-10-089 (Recreational Uses)	McKinney Soccer Complex
West	“PD” – Planned Development District Ordinance No. 2003-01-004, “PD” – Planned Development District Ordinance No. 2012-07-036, “PD” – Planned Development District Ordinance No. 2015-07-067, and “REC” – Regional Employment Center Overlay District (Commercial and Multi-Family Residential Uses)	Beach at Craig Ranch, Parkside at Craig Ranch, Michael Johnson Athletic Facility, and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Alma Road, 120’ Right-of-Way, Major Arterial

Henneman Way, 80’ Right-of-Way, Collector

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

PUBLIC IMPROVEMENTS:

Sidewalks: Existing along Alma Road

Hike and Bike Trails: Existing along Henneman Way

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) **(Waived per the VCIM Development Agreement)**

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: Not applicable

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