

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Brandon Opiela, Senior Planner

SUBJECT: Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of the City of McKinney and McKinney Economic Development Corporation, for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Gateway Addition, Approximately 57.89 Acres, Located on the Southeast Corner of Marketplace Drive and U.S. Highway 75 (Central Expressway).

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following condition:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: February 27, 2012 (Original Application)
March 13, 2012 (Revised Submittal)
April 5, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 57.89 acres into 2 lots (Lots 1 and 2, Block A of the Gateway Addition), located on the southeast corner of Marketplace Drive and U.S. Highway 75 (Central Expressway).

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat, a record plat or plats, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a building permit.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance 2012-04-013 (Commercial Uses)

North	“PD” – Planned Development District Ordinance 99-07-52, and as amended (Commercial)	Kohl’s / Albertson’s Shopping Center
	Ordinance No. 04-02-19, and as amended (SUP for a Private Club)	Texas Roadhouse
South	“PD” – Planned Development District 2007-12-135 (Commercial Uses)	Undeveloped (future Gateway Development)
East	“PD” – Planned Development District 2007-12-135 (Commercial Uses)	Undeveloped (future Gateway Development)
West	N/A	U.S. Highway 75

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 Arborist. The applicant will also be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

- Sidewalks: Required along Marketplace Drive, Medical Center Drive, and Gateway Boulevard
- 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: Applicable for Medical Center Drive

Park Land Dedication Fees: Not Applicable

Pro-Rata: As determined by the City Engineer

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP): The proposed request does not conflict with the Master Thoroughfare Plan.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

ATTACHMENTS:

- Standard Conditions for Preliminary-Final Plat Approval Checklist
- Maps
- Letter of Intent
- Proposed Preliminary-Final Plat

Action: