

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Bandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by David R. Petree, on Behalf of Corporation of The Episcopal Diocese and McKinney Royal Investments, Ltd., for Approval of a Minor Replat for Lots 1R and 2, Block A, of the Episcopal Diocese of Dallas Addition, Being Fewer than 11 Acres, Located on the North Side of McKinney Ranch Parkway and Approximately 175 Feet West of Ridge Road

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 Replat Approval Checklist, attached.

Prior to filing the plat for record:

2. The applicant revise the plat to remove "by this plat" from any easement being dedicated with this plat.
3. The applicant revise the plat to label the previous lot line for Lot 1, Block A.

APPLICATION SUBMITTAL DATE: July 29, 2013 (Original Application)
August 12, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to replat the subject property to reconfigure the boundaries of the existing Lot 1, Block A and to file proposed Lot 2, Block A as a lot of record. There is currently a place of worship (Saint Andrews Episcopal Church) on proposed Lot 1R, Block A.

PLATTING STATUS: The subject property is currently partially platted; proposed Lot 1R is currently platted as Lot 1, Block A of the Episcopal Diocese of Dallas Addition (10-089RP), while proposed Lot 2, Block A is currently unplatted. A small portion of the

existing Lot 1, Block A is being merged into proposed Lot 2, Block A. Prior to the issuance of a Certificate of Occupancy, the minor replat must be filed for recordation with the Collin County Clerk.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 1895 (Church Uses) and “PD” – Planned Development District Ordinance No. 2007-10-103 (Commercial Uses)

North	“PD” – Planned Development District Ordinance No. 98-05-27 (Single Family Residential Uses) and “PD” – Planned Development District Ordinance No. 2007-10-103 (Commercial Uses)	Sonora Ridge Subdivision and The Goddard School
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South	“PD” – Planned Development District Ordinance No. 2002-03-019 (Office Uses), “PD” – Planned Development District Ordinance No. 2007-08-072 (Commercial Uses), and “REC” – Regional Employment Center Overlay District	Undeveloped Land
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East	“PD” – Planned Development District Ordinance No. 2008-06-064 (Commercial Uses) and “PD” – Planned Development District Ordinance No. 2007-10-103 (Commercial Uses)	Undeveloped Land
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West	“PD” – Planned Development District Ordinance No. 2001-07-078 (Single Family Residential Uses)	Brookstone Subdivision
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ACCESS/CIRCULATION:

Adjacent Streets: McKinney Ranch Parkway, 120’ Right-of-Way, 6-Lane Divided Major Arterial

Discussion: The subject properties have direct frontage along McKinney Ranch Parkway. Internal circulation will be served via a series of mutual access and fire lane easements.

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:

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| Sidewalks: | Required along McKinney Ranch Parkway for proposed Lot 2 (Existing for proposed Lot 1R) |
| 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:

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| 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: | Not Applicable |

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