

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**FROM:** Samantha Pickett, Planning Manager

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lot 1, Block A, Lot 1, Block B, and Lot 1, Block C, of the Downtown McKinney Mixed Use Addition, Street "A" Right-of-Way Dedication, and South Chestnut Street Right-of-Way Dedication, Located on the Southeast Corner of Davis Street and Tennessee Street

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

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary-final replat with the following conditions, 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.
2. The applicant revise the plat to show "Lot 1, Block B" and "Street A Right-of-Way Dedication and South Chestnut Street Right-of-Way Dedication" in the title block.

**APPLICATION SUBMITTAL DATE:** March 14, 2016 (Original Application)  
March 28, 2016 (Revised Submittal)  
March 31, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to replat 7 existing lots (approximately 8.77 acres) into three lots, Lot 1, Block A (approximately 3.75 acres), Lot 1, Block B (approximately 1.96 acres), and Lot 1, Block C (approximately 2.13 acres) and two proposed rights-of-way, generally for office, commercial, and multi-family residential uses.

**PLATTING STATUS:** The subject property is currently platted Lot 1, Block 1 of the Collin County Governmental Complex, and Lots 1-4, Block 1, and Lots 1-3, Block 2 of the Shorts Addition.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“MTC” – McKinney Town Center District (Downtown Core - Mixed Uses)	City of McKinney Offices, Public Parking, and Undeveloped Land
North	“MTC” – McKinney Town Center District (Historic Core and Downtown Core - Mixed Uses)	Cross Engineering, Venue at Lot 207, Municipal Court Building, and Public Works Building
South	“MTC” – McKinney Town Center District (Downtown Core and Downtown Edge - Mixed Uses)	Dr. Sam Patel, DDS, Residential Homes, and Chestnut Square Historic Village
East	“MTC” – McKinney Town Center District (Transit Village Core - Mixed Uses)	Collin Square Offices, Delta Bail Bonds, and McDonald Office Park
West	“MTC” – McKinney Town Center District (Downtown Core - Mixed Uses)	KAB Group Offices, Residential Home, Tisdale Foods, The Surrey House, and Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: State Highway 5 (McDonald Street), Variable Width Right-of-Way, Major Arterial

Tennessee Street, 60’ Right-of-Way, Collector

Davis Street, 50’ Right-of-Way, Collector

Anthony Street, 40’ Right-of-Way, Collector

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

**PUBLIC IMPROVEMENTS:**

Sidewalks: Existing along McDonald Street, Tennessee Street, Davis Street and Anthony Street

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: Not Applicable (Ordinance No. 2013-11-108) **(per Development Agreement)**

Utility Impact Fees: Not Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) **(per Development Agreement)**

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 Preliminary-Final Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation