

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 2R1 and 9, Block A, of the Bray Central Two Addition, Located Approximately 430 Feet South of Bray Central Drive and on the West Side of Central Circle

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, which must be satisfied prior to filing a plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Minor Replat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: March 14, 2016 (Original Application)
March 25, 2016 (Revised Submittal)
March 29, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 11.274 acres into two lots for commercial uses.

On March 22, 2016, the Planning and Zoning Commission voted 7-0-0 to recommend approval of an associated site plan (16-024SP) on Lot 9, Block A of the Bray Central Two Addition.

PLATTING STATUS: The subject property is currently platted as Lot 2R, Block A of the Bray Central Two Addition.

ZONING:

| Location | Zoning District (Permitted Land Uses) | Existing Land Use |
|------------------|---|---|
| Subject Property | “PD” – Planned Development District Ordinance No. 1563 (Commercial Uses) and “CC” – High Rise Corridor Commercial Overlay District | Undeveloped Land |
| North | PD” – Planned Development District Ordinance No. 1563 (Commercial Uses) and “CC” – High Rise Corridor Commercial Overlay District | Mercedes-Benz of McKinney |
| South | “PD” – Planned Development District Ordinance No. 1563 (Commercial and Office Uses), “SUP” – Specific Use Permit Ordinance No. 2000-02-016 (Commercial Uses), and “CC” – High Rise Corridor Commercial Overlay District | The Blue Goose Cantina, The Hampton Inn Hotel, and Allied Central Office Park |
| East | “PD” – Planned Development District Ordinance No. 1563 (Commercial Uses) and “PD” – Planned Development District Ordinance No. 2003-10-090 (Commercial Uses) | Wal-Mart |
| West | “PD” – Planned Development District Ordinance No. 2006-10-112 (Commercial Uses), and “CC” – High Rise Corridor Commercial Overlay District | Towne Crossing Shopping Center |

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 75 (North Central Expressway), Variable Width Right of Way, Major Regional Highway

Bray Central Drive, 80’ Right-of-Way, Minor Arterial

Central Circle, 60’ Right-of-Way, Collector Roadway

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Bray Central Drive, Central Circle and North Central Expressway (U.S. HWY 75)

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: Applicable (Ordinance No. 2013-11-108)

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: 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 Minor Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- PowerPoint Presentation