

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R and 2, Block A, of the Methodist McKinney Medical Campus Addition, Located on the Northwest Corner of Eldorado Parkway and Stonebridge Drive

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 the plat for record:

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

APPLICATION SUBMITTAL DATE: April 13, 2015 (Original Application)
May 11, 2015 (Revised Submittal)
May 19, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide one existing lot into two lots, Lot 1R (approximately 21.69 acres) and Lot 2 (approximately 2.01 acres) for medical office uses.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block A of the Methodist McKinney Medical Campus Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2008-08-076 (Commercial Uses)	Methodist McKinney Hospital
North	“PD” – Planned Development District Ordinance No. 2003-02-015 (Single Family Residential Uses)	Eagle Creek Subdivision
South	“PD” – Planned Development District Ordinance No. 2005-10-110 (Retail Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2003-02-015 (Retail Uses) and “PD” – Planned Development District Ordinance No. 2008-07-068 (Commercial Uses)	7- Eleven Gas Station and Convenience Store
West	“PD” – Planned Development District Ordinance No. 2004-09-101 (Commercial Uses)	Baybrooke Village Care and Rehabilitation Center and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Eldorado Parkway, 120’ Right-of-Way, Major Arterial (M6D)

Stonebridge Drive, 120’ Right-of-Way, Major Arterial (M6D)

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

PUBLIC IMPROVEMENTS:

Sidewalks: Not Required

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) **(Waived per Stonebridge Ranch Development Agreement)**

Utility Impact Fees: Not Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) **(Waived per Stonebridge Ranch 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 Minor Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- PowerPoint Presentation