

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of McKinney Economic Development Corporation, for Approval of a Preliminary-Final Replat for Lots 1R, 2 and 3, Block B, of the University Business Park Addition, Being Fewer than 32 Acres, Located on the Southeast Corner of Bray Central Drive and Commerce Drive

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

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final replat with the following conditions:

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

Prior to the issuance of a building permit:

2. The applicant receive approval of a variance to reduce the fire lane radii, subject to the review and approval of the Fire Marshal.

APPLICATION SUBMITTAL DATE: October 28, 2013 (Original Application)
November 25, 2013 (Revised Submittal)
December 2, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide one lot (approximately 31.24 acres) into three lots, Lot 1R (approximately 7.22 acres), Lot 2 (approximately 3.09 acres), and Lot 3 (approximately 20.94 acres), located on the southeast corner of Bray Central Drive and Commerce Drive. An associated site plan (13-236SP) has also been submitted for review for proposed Lot 1R.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block B, of the University Business Park Addition. Subsequent to the approval of the preliminary-final replat, 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 certificate of occupancy.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 98-05-30 (Office and Light Manufacturing Uses)

North	“PD” – Planned Development District Ordinance No. 2007-10-100 (Office and Light Manufacturing Uses)	Pogue Corporate Headquarters
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South	“RS 60” – Single Family Residence District (Single Family Residential Uses)	Single Family Residences
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East	“BG” – General Business District (Commercial Uses)	Job Corps USA
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West	“PD” – Planned Development District Ordinance No. 2011-08-051, “PD” – Planned Development District Ordinance No. 1563, “PD” – Planned Development District Ordinance No. 98-05-30 (Office and Light Manufacturing Uses)	Undeveloped Land, Erchonia Corporation, and McKinney Central Business Park
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ACCESS/CIRCULATION:

Adjacent Streets: Bray Central Drive, 80’ Right-of-Way, Collector Street

Commerce Drive, 65’ Right-of-Way, Collector Street

Corporate Drive, 65’ Right-of-Way, Collector Street

Discussion: Proposed Lot 1R will have access via Bray Central Drive and Commerce Drive; Lot 2 will have frontage along Commerce Drive; and Lot 3 will have frontage along Commerce Drive and Corporate Drive.

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 Bray Central Drive, Commerce Drive, and Corporate Drive

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. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109)

Median Landscape Fees: Not Required

Park Land Dedication Fees: Not Applicable

Pro-Rata: Not Applicable

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