

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Michael Quint, Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by C&C Development, L.P., on Behalf of VCIM Partners, L.P., McKinney Seven 14, L.P., and Craig Ranch Development II, for Approval of a Minor Replat for Lots 7R and 8, Block A, of the Highway 121 Addition, Approximately 7.47 Acres, Located Approximately 1,470 Feet West of Stacy Road and on the North Side of State Highway 121 (Sam Rayburn Toll).

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 non-residential minor replat with the following conditions:

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

Prior to filing the plat for record:

2. The applicant revise the plat as necessary to reflect the easements necessary for the development of proposed Lot 8.

APPLICATION SUBMITTAL DATE: April 23, 2012 (Original Application)
May 1, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide the subject property, currently platted as Lot 7, Block A of the Advantage-La Quint Highway 121 Addition, into 2 lots, proposed Lots 7R and 8, generally for non-residential uses.

A site plan (12-089SP) for proposed Lot 8, Block A is currently under review by Staff. The property owner is intending to develop a dog boarding facility on the property. At this time, the final location of all fire lane, mutual access, and utility easements are not known as the site plan is still being developed/reviewed. Once the easements necessary for developing the property are known, they will be reflected on the site plan that will be approved by Staff and will need to be reflected on the proposed minor replat as well. As such, Staff recommends the applicant revise the plat as necessary to reflect

the easements necessary for the development of proposed Lot 8, prior to filing the proposed minor replat for record with the Collin County Clerk.

The purpose of a plat is to subdivide land to create building lots or tracts and to show all necessary dimensions and other information essential to comply with the subdivision standards of the City of McKinney.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2004-12-123, "PD" – Planned Development District Ordinance No. 1755, "PD" – Planned Development District Ordinance No. 1726, "REC" – Regional Employment Center Overlay District, "CC" – Corridor Commercial Overlay District

North	"PD" – Planned Development District Ordinance No. 2004-12-123, and as amended, "PD" – Planned Development District Ordinance No. 1755, "PD" – Planned Development District Ordinance No. 1726, "REC" – Regional Employment Center Overlay District, "CC" – Corridor Commercial Overlay District	La Quinta Inn, Advantage Self Storage, Undeveloped Land
South	City of Allen	Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 1726, "REC" – Regional Employment Center Overlay District, "CC" – Corridor Commercial Overlay District	Undeveloped Land
West	"PD" – Planned Development District Ordinance No. 2004-12-123, "REC" – Regional Employment Center Overlay District, "CC" – Corridor Commercial Overlay District	Drainage Channel

Discussion: The proposed lots meet the minimum size requirements of the governing zoning district and the applicant has provided a note on the plat indicating as much.

ACCESS/CIRCULATION:

Adjacent Streets: Sam Rayburn Tollway (State Highway 121), Major Regional Highway

Discussion: The applicant has provided each lot with adequate access to an existing street by frontage on such street as required by the Subdivision Ordinance.

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:

Sidewalks:	Required
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. 2008-10-173)
Utility Impact Fees:	Applicable (Ordinance No. 2008-10-174)
Median Landscape Fees:	Applicable
Park Land Dedication Fees:	Applicable
Pro-Rata:	As determined by the City Engineer

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