



17-291MRP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 8 and 9, Block B, of Bray Central Two Addition, Located at the Northeast Corner of U.S Highway 75 (Central Expressway) and Bray Central Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: November 28, 2017

DEPARTMENT: Planning

CONTACT: David Soto, Planner I
Samantha Pickett, AICP, Planning Manager

APPLICATION SUBMITTAL DATE: October 9, 2017 (Original Application)
November 8, 2017 (Revised Submittal)

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.

ITEM SUMMARY: The applicant is proposing to subdivide one existing lot into two, proposed Lot 8 (approximately 0.55 acres) and proposed Lot 9 (approximately 1.92 acres). An existing hotel/motel (Days Inn) currently operates on proposed Lot 8, while the applicant has not indicated a proposed use for proposed Lot 9.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block B, of the Bray Central Two Addition. Subsequent to the approval of the minor replat, said plat must be filed for recordation with the Collin County Clerk prior to issuance of a certificate of occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses) and "CC" - Corridor Commercial Overlay District	Days Inn
North	"PD" - Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses) and "CC" - Corridor Commercial Overlay District	Freedom Powersports
South	"PD" - Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses) and "CC" - Corridor Commercial Overlay District	Mercedes-Benz of McKinney
East	"PD" - Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses) and "CC" - Corridor Commercial Overlay District	El Dorado Collision Repair
West	"BG" - General Business District (Commercial Uses) and "CC" - Corridor Commercial Overlay District	Southwest International Trucks

ACCESS/CIRCULATION:

Adjacent Streets: U.S Highway 75 (Central Expressway), Variable Width Right-of-Way, Major Regional Highway Bray Central Drive, 80' Right-of-Way, Minor Arterial

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 along U.S Highway 75 and Bray Central 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 accompanying 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. 2017-02-021)
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 not received any comments either in opposition to or in support of the proposed minor replat.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Minor Replat](#)
[PowerPoint Presentation](#)