



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

|                     |   |                      |                                     |
|---------------------|---|----------------------|-------------------------------------|
| <b>File #:</b>      | 18-0084MRP  | <b>Name:</b>         | Eldorado Park Addition Minor Replat |
| <b>Type:</b>        | Agenda Item   | <b>Status:</b>       | Approved                            |
|                     |   | <b>In control:</b>   | Planning & Zoning Commission        |
| <b>On agenda:</b>   | 2/13/2018   | <b>Final action:</b> | 2/13/2018                           |
| <b>Title:</b>       | Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 5 and 6, Block E, of Eldorado Park Addition, Located at the Northwest Corner of Bush Drive and Laura Lane |                      |                                     |
| <b>Indexes:</b>     |   |                      |                                     |
| <b>Attachments:</b> | 1. Standard Conditions Checklist, 2. Location Map and Aerial Exhibit, 3. Letter of Intent, 4. Proposed Minor Replat, 5. PowerPoint Presentation                                       |                      |                                     |

| Date      | Ver. | Action By                    | Action   | Result |
|-----------|------|------------------------------|----------|--------|
| 2/13/2018 | 1    | Planning & Zoning Commission | Approved | Pass   |

Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 5 and 6, Block E, of Eldorado Park Addition, Located at the Northwest Corner of Bush Drive and Laura Lane

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** February 13, 2017

**DEPARTMENT:** Planning

**CONTACT:** David Soto, Planner I  
Samantha Pickett, Planning Manager, AICP  
Brian Lockley, Director of Planning, AICP, CPM

**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:** November 16, 2017 (Original Application)  
January, 04 2018 (Revised Submittal)  
January 19, 2018 (Revised Submittal)  
January 29, 2018 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide one lot into two lots, proposed Lot 5 (approximately 0.57 acres) and proposed Lot 6 (approximately 0.43 acres) for office uses. The

applicant has indicated that the site will be developed for 2 medical offices.

An associated site plan for subject property was approved by City Council on April 4, 2017 (SITE2017-00000025).

**PLATTING STATUS:** The subject property is currently platted as Lot 2-AR4, Block E, of the Eldorado Park Addition.

**ZONING:**

| Location         | Zoning District (Permitted Land Uses)  | Existing Land Use                                     |
|------------------|--|---|
| Subject Property | "PD" - Planned Development District Ordinance No. 99-10-82 (Office Uses)   | Undeveloped Land                                      |
| North            | "PD" - Planned Development District Ordinance No. 2001-12-142 (Office Uses)  | Reflection Dance & Elegant Touch Salon & Day Spa      |
| South            | "PD" - Planned Development District Ordinance No. 2006-05-056 (Office Uses) and "PD" - Planned Development District Ordinance No. 97-04-17 (Multi-Family Residential Uses) | Holiday Day Inn and Suites and Undeveloped Land       |
| East             | "PD" - Planned Development District Ordinance No. 2002-06-057 (Office Uses) and "PD" - Planned Development District Ordinance No. 99-10-82 (Office Uses)                   | Undeveloped Land                                      |
| West             | "PD" - Planned Development District Ordinance No. 99-10-82 (Office Uses)   | Data Voice International Office & Southern Wind Pools |

**ACCESS/CIRCULATION:**

Adjacent Streets: Laura Lane, 60' Right-of-Way, Collector Bush Drive, 60' Right-of-Way, Collector

**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 Laura Lane and Bush 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.