



# CITY OF MCKINNEY, TEXAS

## Legislation Text

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**File #:** 17-084MRP, **Version:** 1

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Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 2R and 3, Block A, of PK McKinney Addition, Located Approximately 290 Feet South of U.S. Highway 380 (University Drive) and on the West Side of Community Avenue

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

**MEETING DATE:** June 27, 2017

**DEPARTMENT:** Planning

**CONTACT:** Danielle Quintanilla, Planner I  
Samantha Pickett, Planning Manager  
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:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Minor Replat Approval Checklist, attached.
2. The applicant revise the plat to provide the filing information for the 40' right-of-way dedication on the west side of the property or remove if non-existent, subject to review and approval by the City Engineer.

**APPLICATION SUBMITTAL DATE:** March 27, 2017 (Original Application)  
April 7, 2017 (Revised Submittal)  
May 1, 2017 (Revised Submittal)  
May 9, 2017 (Revised Submittal)  
June 12, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 2.23 acres into two lots, proposed Lot 2R (approximately 0.80 acres) for a retail building and proposed Lot 3 (approximately 1.43 acres) for a Montessori academy.

The associated site plan (16-136SP) for the proposed uses was approved by Staff on March 30, 2017.

**PLATTING STATUS:** The subject property is currently platted as Lot 2, Block A of the PK McKinney Addition.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C2" - Local Commercial District (Commercial Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2007-09-086 (Commercial Uses) and "CC" - Corridor Commercial Overlay District	CVS Pharmacy
South	"PD" - Planned Development District Ordinance No. 1281 (Light Manufacturing and Office Uses) and "CC" - Corridor Commercial Overlay District	Raytheon Company
East	"BG" - General Business (Commercial Uses), "O" - Office District (Office Uses), and "CC" - Corridor Commercial Overlay District	Live Oak Subdivision
West	"PD" - Planned Development District Ordinance No. 1281 (Light Manufacturing and Office Uses) and "CC" - Corridor Commercial Overlay District	Raytheon Company

**ACCESS/CIRCULATION:**

Adjacent Streets: Community Avenue, 80' Right-of-Way, Minor Arterial

U.S. Highway 380 (University Drive), Variable Right-of-Way, Major Regional Highway

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

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Community Avenue

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.

**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.