



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 17-171MRP, **Version:** 1

Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 4R and 5, Block A, of Skyline / 380 Addition, Located on the West Side of Skyline Drive and on the North Side of U.S. Highway 380 (University Drive)

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: November 28, 2017

DEPARTMENT: Planning

CONTACT: Danielle Quintanilla, Planner I
Samantha Pickett, AICP, Planning Manager
Brian Lockley, AICP, CPM, Director of Planning

APPLICATION SUBMITTAL DATE: June 12, 2017 (Original Application)
October 2, 2017 (Revised Submittal)
October 16, 2017 (Revised Submittal)
October 24, 2017 (Revised Submittal)
November 13, 2017 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed minor replat with the following conditions, 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.
2. The applicant revise the plat to provide filing information for all off-site easements, including right-of-way dedication.
3. The applicant revise the plat to provide updated filing information for Skyline Drive.
4. The applicant revise the owner's signature block to include both entities of ownership.

ITEM SUMMARY: The applicant is proposing to subdivide one lot into two lots, proposed Lot 4R (approximately 1.17 acres) and proposed Lot 5 (approximately 11.58 acres).

PLATTING STATUS: The subject property is currently platted as Lot 4, Block A of the Skyline/380 Addition. Upon approval of this minor replat, this plat shall be the active plat for the property and all previously approved plats (14-274PFR and 15-061RP) for the subject property shall be inactive.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2013-08-078 (Multi-Family Residential Uses), "PD" - Planned Development District Ordinance No. 2012-10-054 (Commercial Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 1719 (Multi-Family Residential Uses)	Ashton Oaks Apartments
South	"PD" - Planned Development District Ordinance No. 2012-10-054 (Commercial Uses), "PD" - Planned Development District Ordinance No. 1281 (Office and Light Manufacturing Uses) and "CC" - Corridor Commercial Overlay District	Autozone, Raytheon and Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 97-06-35 (Residential and Commercial Uses) and "CC" - Corridor Commercial Overlay District	Skyline Villas Apartments and Undeveloped Land
West	"C2" - Local Commercial District (Commercial Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land

ACCESS/CIRCULATION:

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

Skyline 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 U.S. Highway 380 (University Drive) and Skyline 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.