



18-0139MRP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1RB1, 3R and 8, Block E, of the Bray Central Two Addition, Located Approximately 320 Feet East of Redbud Boulevard and on the South Side of Bray Central Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

MEETING DATE: July 10, 2018

DEPARTMENT: Planning

CONTACT: Danielle Quintanilla, Planner I
Matt Robinson, AICP, Planning Manager
Brian Lockley, AICP, CPM, Director of Planning

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed minor replat.

APPLICATION SUBMITTAL DATE: April 26, 2018 (Original Application)
May 24, 2018 (Revised Submittal)
June 7, 2018 (Revised Submittal)
June 22, 2018 (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 two existing lots (approximately 7.43 acres) into three lots, proposed Lot 1RB1 (approximately 2.37 acres), proposed Lot 3R (approximately 1.12 acres) and proposed Lot 8 (approximately 3.94 acres) for industrial uses.

PLATTING STATUS: The subject property is currently platted as Lots 1RB and 3, Block E, of the Bray Central Two Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses)	Magnetic Technology and Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses)	Leon's Texas Cuisine and Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses)	Atmos Energy, McKinney Central Business Park and Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 98-05-30 (Office and Light Manufacturing Uses)	TPUSA, Inc. and Telconus
West	"PD" - Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses)	Caliber Collision and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Bray Central Drive, 80' Right-of-Way, Minor Arterial

 Redbud Boulevard, 100' Right-of-Way, Minor Arterial

 Corporate Drive, 65' 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 Corporate Drive; Existing along 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](#)
[Presentation](#)