

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the RightNow Media Addition, Located Approximately 1,200 Feet West of Stacy Road and on the North Side of Henneman Way

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following conditions, which must be satisfied prior to filing a plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.
2. The applicant revise the plat to add “and requirements of the Subdivision Ordinance” to the standard notation.
3. The applicant revise the plat to provide the filing information for all separate instrument or off-site easements.

APPLICATION SUBMITTAL DATE: April 27, 2015 (Original Application)
May 11, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to plat approximately 6.07 acres into one lot for office uses. A site plan for an office building (15-117SP) is currently under Staff’s review.

PLATTING STATUS: The subject property is currently conveyance platted as Lot 2, block A, of the Life Fellowship Addition. Subsequent to the approval of the preliminary-final plat, a record plat, subject to review and approval by the Director of Planning, 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. 2004-12-123, “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2003-10-089, “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District (Commercial Uses)	McKinney Soccer Complex
South	“PD” – Planned Development District Ordinance No. 1755, “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District (Light Manufacturing Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2011-04-025, “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2004-12-123, “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land

ACCESS/CIRCULATION:

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

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Henneman Way

Hike and Bike Trails: Not Required

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the associated 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: Not Applicable (Ordinance No. 2013-11-108) **(Waived per VCIM Agreement)**

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

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 received no comments in support of or opposition to this request.

ATTACHMENTS:

- Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat