

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for 146 Single Family Residential Lots and 8 Common Areas (Watters Branch), Located on the North Side of Collin McKinney Parkway and Approximately 800 Feet East of Alma Road

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 provide the filing information for the 25' x 25' sanitary sewer offsite easement located next to Common Area 1, Block A.
3. The applicant revise the plat to provide the filing information for the 25' x 25' drainage offsite easement located next to Lot 5, Block A.
4. The applicant revise the plat to provide the filing information for the 25' x 25' drainage offsite easement located next to Lot 17, Block A.
5. The applicant revise the plat to provide the filing information for the 25' x 50' water, sanitary, and drainage offsite easement located next to Lot 24, Block A.

APPLICATION SUBMITTAL DATE: August 10, 2015 (Original Application)
September 10, 2015 (Revised Submittal)
December 15, 2015 (Revised Submittal)
December 22, 2015 (Revised Submittal)
February 29, 2016 (Revised Submittal)
March 10, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 43.92 acres into 146 single family lots and 8 common areas.

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat/replat, a record plat or plats, 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 building permit.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" – Planned Development District Ordinance No. 2015-07-068 and "REC" – Regional Employment Overlay District (Townhome and Single-family Residential Uses)	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 2007-08-072 and "REC" – Regional Employment Center Overlay District (Residential Uses)	Barcelona Subdivision
South	"PD" – Planned Development District Ordinance No. 2003-01-004 and "REC" – Regional Employment Center Overlay District (Commercial Uses) and "PD" – Planned Development District Ordinance No. 2008-06-054 and "REC" – Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 2002-03-019 and "REC" – Regional Employment Overlay District (Office Uses)	Undeveloped Land and The Crape Myrtle Trails of McKinney Park
West	"PD" – Planned Development District Ordinance No. 2014-07-048 and "REC" – Regional Employment Center Overlay District (Multi-family and Single Family Residential uses) and "PD" – Planned Development District Ordinance No. 2008-06-054 and "REC" – Regional Employment Center Overlay District (Retail Uses).	Stacy Crossing and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Stacy Road, 130' Right-of-Way, Principal Arterial

Collin-McKinney Parkway, 120' Right-of-Way, Greenway Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Stacy Road and Collin-McKinney Parkway

Hike and Bike Trails: Not Applicable

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: Applicable (Ordinance No. 2013-11-108)

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

Median Landscape Fees: Covered by the MRL Development Agreement

Park Land Dedication Fees: 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