

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Consider/Discuss/Act on the Request by GAI Group, L.L.C., for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of The Learning Experience Addition, Being Fewer than 7 Acres, Located on the Southeast Corner of Ridge Road and Chisholm Trail.

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:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.

Prior to filing the plat for record:

2. The applicant revise the plat to label the block as "Block A".
3. The applicant revise the plat to provide the filing information for all property lines and easements within 200 feet of the subject property.

APPLICATION SUBMITTAL DATE: July 15, 2013 (Original Application)
August 27, 2013 (Revised Submittal)
September 4, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 6.36 acres into two lots, located on the southeast corner of Ridge Road and Chisholm Trail. The applicant has an approved site plan (13-089SP) for a day care on proposed Lot 1, Block A.

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat, 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 certificate of occupancy. Per the Subdivision Ordinance, all

recorded features (including existing property lines and easements of adjacent subdivisions) within 200 feet of the subject property must be labeled with the associated filing information. As such, the applicant should revise the plat to show the filing information for the adjacent property lines and easements.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2002-03-019 and “REC” – Regional Employment Center Overlay District (Office Uses)

North	“PD” – Planned Development District Ordinance No. 2002-03-019 and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses)	Saddle Club at McKinney Ranch Subdivision
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South	“PD” – Planned Development District Ordinance No. 2002-05-038 and “REC” – Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
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East	“PD” – Planned Development District Ordinance No. 2002-03-019 and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses)	Saddle Club at McKinney Ranch Subdivision
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West	“PD” – Planned Development District Ordinance No. 2002-03-019, “PD” – Planned Development District Ordinance No. 2007-08-079, and “REC” – Regional Employment Center Overlay District (Office Uses)	Aspire McKinney Ranch Apartments and Undeveloped Land
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ACCESS/CIRCULATION:

Adjacent Streets: Ridge Road, 120’ Right-of-Way, 6-Lane Divided Major Arterial
Chisholm Trail, 50’ Right-of-Way, Local Residential Street

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 Arborist. The applicant will also be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Ridge Road and Chisholm Trail
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 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, 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. 2008-10-173)
Utility Impact Fees:	Applicable (Ordinance No. 2008-10-174)
Median Landscape Fees:	Not Applicable
Park Land Dedication Fees:	Not Applicable
Pro-Rata:	Applicable (Water estimated at \$13,865.67; Sanitary Sewer estimated at \$4,010.60)

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP): The proposed request does not conflict with the Master Thoroughfare Plan.

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 Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat