

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Senior Planner

FROM: Anthony Satarino, Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by C & C Development I, L.L.C., on Behalf of McKinney Seven 28, L.P, Festival Center I, Ltd., and MJC Interests, L.P., for Approval of a Preliminary-Final Plat for Lots 3R, 4R, 5R, 8, and 9, Block A, of the Henneman-Stacy Addition, Approximately 29.39 Acres, Located on the Northwest Corner of Henneman Way and Stacy Road.

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

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 change the 24' Fire Lane, Mutual Access, Water, Sanitary and Drainage easement to be labeled as two 12' wide Fire Lane, Mutual Access, Water, Sanitary and Drainage easements, providing filing information for the offsite portion.
3. The applicant revise the plat to provide the filing information for the previously filed Pedestrian Easement near the intersection of Collin McKinney Parkway and Stacy Road.

APPLICATION SUBMITTAL DATE: July 11, 2011 (Original Application)
July 25, 2011 (Revised Submittal)
August 2, 2011 (Revised Submittal)
August 4, 2011 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to reconfigure four lots (approximately 29.39 acres) into five lots, located on the northwest corner of Henneman Way and Stacy Road. The applicant is requesting to reconfigure the lot pattern to match the proposed

development plans. The applicant currently has an associated site plan approved by Staff for the TRAXXAS corporate headquarters campus (10-109SP).

PLATTING STATUS: The subject property is currently platted as Lot 3 and 5, Block A of the Henneman-Stacy Addition (10-053RP) and as Lot 6R1 and 7R1, Block A of the Henneman-Stacy Addition (11-121CVP). The applicant has also submitted an associated record plat (11-112RP) for Lots 3R, 4R, 5R and 8 that will be filed with the Collin County Clerk subsequent to the approval of the preliminary-final replat.

SURROUNDING ZONING AND LAND USES:

Subject Property: “AG” – Agricultural District; “PD” – Planned Development District Ordinance No. 1726 (freeway commercial uses); “PD” – Planned Development District Ordinance No. 2002-03-019 (mixed uses); “SUP” – Specific Use Permit No. 2011-04-025 (helistop use); “CC” – Corridor Commercial Overlay District and “REC” - Regional Employment Center Overlay District

North	“PD” – Planned Development District Ordinance No. 2002-03-019 (mixed uses) and “REC” - Regional Employment Center Overlay District	Undeveloped Land
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South	“PD” – Planned Development District Ordinance No. 1726 (freeway commercial uses), “CC” – Corridor Commercial Overlay District and “REC” - Regional Employment Center Overlay District	Quik Trip Fueling and Convenience Center and Undeveloped Land
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East	“AG” – Agricultural District; “PD” – Planned Development District Ordinance No. 1726 (freeway commercial uses); “CC” – Corridor Commercial Overlay District and “REC” - Regional Employment Center Overlay District	Undeveloped Land
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West	“PD” – Planned Development District Ordinance No. 2003-10-089 (commercial uses); “PD” – Planned Development District Ordinance No. 2004-12-123 (mixed uses), “CC” – Corridor Commercial Overlay District and “REC” - Regional Employment Center Overlay District	McKinney Soccer Facility Undeveloped Land
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Discussion: The proposed lots meet the minimum size requirements of the zoning district for the subject property and the applicant has provided a note on the plat stating that all lots comply with the requirements of the zoning district for the subject property.

ACCESS/CIRCULATION:

Adjacent Streets: Collin McKinney Parkway, 120 Foot Right-of-Way, 4 Lane Greenway Arterial (“G4D”)

Stacy Road, 130 Foot Right-of-Way, 6 Lane Principal Arterial (“P6D”)

Henneman Way, 80 Foot Right-of-Way, 2 Lane Collector

Discussion: The subject property has frontage on Collin McKinney Parkway, Stacy Road and Henneman Way. The applicant has provided each lot with adequate access to an existing street by frontage on such street or has provided a mutual access easement from the interior lots to the lots with street frontage, as shown on the approved access management plan (11-110AMP).

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance and has submitted of an affidavit of no trees.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Collin McKinney Parkway, Stacy Road and Henneman Way

Hike and Bike Trails: Required along Collin McKinney Parkway

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: Required for Lot 9, Block A where adjacent to Stacy Road and Collin-McKinney Parkway

Park Land Dedication Fees: Not Applicable

Pro-Rata: As determined by the City Engineer

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
- Maps
- Letter of Intent
- Proposed Preliminary-Final Plat

Action: