

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Anthony Satarino, Planner

SUBJECT: Consider/Discuss/Act on the Request by Winkelmann & Associates, Inc., on Behalf of ML2 Limited Partnership and Reta Rose J Family, Ltd., for Approval of a Preliminary-Final Plat for Lots 1R, 2R, 3-9 and Common Area B-1, Block B, of the Wilson Creek Crossing Addition, Approximately 62.70 Acres, Located on the Southwest Corner of Lake Forest Drive and U.S. Highway 380 (University Drive).

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 provide the filing information for the 15' sanitary sewer easement to be abandoned and the 15' sanitary sewer easement to be filed by separate instrument.
3. The applicant submit a Detention Pond Maintenance Agreement and place the filing information on the face of the plat, subject to review and approval of the City Engineer.
4. The applicant revise the plat to rename Lot 10 as Common Area B-1.
5. The applicant revise the plat to correctly name Lot 1 and 2 as Lot 1R and 2R.
6. The applicant revise the plat to provide a note stating the proposed common area is to be owned and maintained by the Property Owner's Association.

APPLICATION SUBMITTAL DATE: March 26, 2012 (Original Application)
April 23, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a preliminary-final plat for Lots 1R, 2R, 3-9 and Common Area B-1, Block B of the Wilson Creek Crossing Addition, totaling approximately 62.70 acres, located on the southwest corner of Lake Forest Drive and U.S. Highway 380 (University Drive).

PLATTING STATUS: The subject property is currently unplatted. The applicant has submitted and received approval (Planning and Zoning Commission consent agenda 4/24/2012) of a conveyance plat (12-072CVP) for Lot 1 and Lot 2, Block B of the subject property. The purpose of this preliminary-final plat is to further subdivide Lot 1 and 2, Block B for development of the subject property. Subsequent to the approval preliminary-final plat, a record plat or minor plat of the subject property must be approved prior to the commencement of any commercial development activity on the subject property.

SURROUNDING ZONING AND LAND USES:

Subject Property: "BG" – General Business District (Commercial Uses)

North	"PD" – Planned Development District Ordinance No. 2007-07-068 (Commercial Uses)	Baylor Hospital and Medical Office Building
South	"PD" – Planned Development District Ordinance No. 2002-04-028 (Residential Uses)	Brookview Residential Subdivision, and Future City of McKinney Gray Branch Park
	"AG" – Agricultural District	Undeveloped Land
East	"C" – Planned Center (Commercial Uses)	Valero Convenience Store / Fuel Sales, Chicken Express, and McKinney Pediatrics Medical Office
	"AG" – Agricultural District	Undeveloped Land
	"PD" – Planned Development District Ordinance No. 2010-06-016 (Office Uses)	Undeveloped Land
West	"BG" – General Business District (Commercial Uses)	Undeveloped Land (Proposed Wilson Creek Crossing Offices)

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Width Right-of-Way, Major Regional Highway

Lake Forest Drive, Variable Width Right-of-Way, 4-Lane Greenway Arterial

Discussion: All of the proposed lots have access to U.S. Highway 380 or Lake Forest Drive directly or through a series of mutual access and firelane easements that connect the lots to access points on the above mentioned streets. The points of access match the approved access management plan for subject property (12-071AMP).

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. 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 Lake Forest Drive and U.S. Highway 380.

Hike and Bike Trails: Not required

Road Improvements: All roadway 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 plat, unless otherwise specified in a facilities agreement. Prior to filing a record plat(s), the applicant revise the plat to provide the filing information for the 15' sanitary sewer easement to be abandoned and the 15' sanitary sewer easement to be filed by separate instrument.

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: Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: As determined by the City Engineer

Discussion: The applicant is responsible for median landscaping fees in the amount of \$25.50 per linear foot of street frontage along Lake Forest prior to filing a record plat(s) with Collin County.

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