

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Steven Duong, Planner I

SUBJECT: Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of McKinney Seven 185, L.P., for Approval of a Preliminary-Final Plat for Lots 1 and 2 and Common Areas 1A, 2A, and 3A, Block A of the Sam Rayburn Commercial Addition, and Craig Ranch Parkway Right-of-Way Dedication, Being Fewer than 19 Acres, Located on the North Side of State Highway 121 (Sam Rayburn Toll Way) and Approximately 900 Feet West of TPC 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 condition:

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

APPLICATION SUBMITTAL DATE: July 14, 2014 (Original Application)
July 28, 2014 (Revised Submittal)
July 31, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 18.29 acres into two lots, Lot 1 (approximately 11.33 acres) and Lot 2 (approximately 5.35 acres), three common areas, and dedicate right-of-way for Craig Ranch Parkway, located on the north side of State Highway 121 (Sam Rayburn Toll Way) and approximately 900 feet west of TPC Drive.

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.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2001-02-017 (Mixed Uses), “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District

North “PD” – Planned Development District Ordinance No. 2014-01-002 (Single Family Uses), “PD” – Planned Development District Ordinance No. 2001-02-017 (Mixed Uses), “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District Future Southern Hills at Craig Ranch Subdivision

South City of Allen Undeveloped Land

East “PD” – Planned Development District Ordinance No. 2001-02-017 (Golf Course Use), “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District TPC at Craig Ranch

West “PD” – Planned Development District Ordinance No. 2007-10-107 (Commercial Uses), “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District McKinney Towne Crossing

ACCESS/CIRCULATION:

Adjacent Streets: State Highway 121 (Sam Rayburn Toll Way), Tollway
Future Craig Ranch Parkway, Variable Width Right-of-Way, Collector Street

Discussion: All proposed lots have frontage onto Future Craig Ranch Parkway or State Highway 121 (Sam Rayburn Toll Way)

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: 6' Wide Required along State Highway 121 (Sam Rayburn Toll Way) and Future Craig Ranch Parkway

Hike and Bike Trails: Not Applicable

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. 2013-11-108) (None due per VCIM Development 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: Not Applicable

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