

AGENDA ITEM

TO: City Council

THROUGH: Michael Quint, Director of Planning

FROM: Aaron Bloxham, Planner I

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1, 2, and 3, Block A, of the TCI McKinney Ranch Parkway Addition, Located on the Southeast Corner of McKinney Ranch Parkway and Future Collin McKinney Parkway

APPROVAL PROCESS: The City Council is the final approval authority for the proposed preliminary-final plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat and associated variance, in addition to the following conditions:

1. Approval of a variance to section 142-105 (Improvements) of the subdivision Ordinance reducing the required width of right-of-way from 20 feet (ultimate right-of-way of 120 feet) to 10 feet (ultimate right-of-way of 100 feet) for Future McKinney Ranch Parkway.

Prior to filing the 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 a location map of the subject property.
3. The applicant revise the plat to remove the 15' setback/build-to line along the north side of lot 1 and 2.

APPLICATION SUBMITTAL DATE: August 25, 2015 (Original Application)
February 26, 2015 (Revised Submittal)
March 5, 2015 (Revised Submittal)
March 11, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 34.56 acres into 2 lots for multi-family residential uses and 1 lot for commercial and office uses.

Additionally, Staff has been in multiple discussions with the applicant over the past year, regarding the appropriate ultimate right-of-way width of McKinney Ranch Parkway, between Collin McKinney Parkway and U.S. Highway 75 Frontage Road (Central Expressway). Staff is of the opinion that the ultimate right-of-way width for this portion of McKinney Ranch Parkway can be reduced from 120 feet to 100 feet, while accommodating the existing and future traffic demand in the immediate vicinity. Furthermore, a preliminary-final plat for townhomes on the opposite side of McKinney Ranch Parkway received approval of the same variance in December of 2014. As such, a variance reducing the amount of right-of-way to be dedicated adjacent to the subject property is being requested. The requested variance is discussed further below.

Typically, preliminary-final plats are considered by the Planning and Zoning Commission; however this plat has bypassed the Planning and Zoning Commission and is being considered by the City Council instead because the applicant has requested a variance to the requirements of the Subdivision Ordinance. Per the Subdivision Ordinance, only the City Council can grant a variance.

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 certificate of occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2004-06-068 and “REC” –Regional Employment Center and “CC” – Commercial Corridor Overlay District (Multi-Family Residential, Commercial and Office Uses)	Future Millennium II and McKinney Point Apartments and Undeveloped Land
North	“C” – Planned Center District (Commercial and Residential Uses) and “PD” – Planned Development District Ordinance No. 1606 (Office and General Residential Uses)	Bark Hotel, Future McKinney Ranch Subdivision (Single Family Attached) and Undeveloped Land
South	City of Allen	Undeveloped Land

East	“PD” – Planned Development District Ordinance No. 1996-11-51 and “CC” – Commercial Corridor Overlay District (Commercial Uses) and City of Fairview	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2008-05-046 (Agricultural and Utility Uses)	McKinney South Substation and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: State Highway 121 (Sam Rayburn Tollway), 320’ Right-of-Way, Major Regional Highway

McKinney Ranch Parkway, 120’ Right-of-Way, Major Arterial (M6D)

Collin McKinney Parkway, Future 100’ Right-of-Way, Minor Arterial (M4D)

Discussion: The City’s Master Thoroughfare Plan (attached) calls for McKinney Ranch Parkway to be a 6-lane road with 120 feet of right-of-way at this location, which is between Collin McKinney Parkway and the U.S. Highway 75 Frontage Road. Based on the proposed land uses and the fact that McKinney Ranch Parkway terminates at the U.S. Highway 75 Southbound Frontage Road, Staff recommends a reduction in the ultimate right-of-way width to be 100 feet in width.

To facilitate this reduction, a variance to the Subdivision Ordinance is necessary reducing the subject property’s right-of-way dedication for Future McKinney Ranch Parkway from 20 feet (ultimate right-of-way of 120 feet) to 10 feet (ultimate right-of-way of 100 feet). It should be noted that a property opposite of the subject property along the north side of McKinney Ranch Parkway received approval of the same variance in December of 2014.

The City Council has the authority to grant variances as outlined in the Subdivision Ordinance such as when there are special circumstances or conditions affecting the property in question, enforcement would deprive the applicant of a substantial property right, or that the variance, if granted, will not be detrimental to the public welfare. Pecuniary interests standing alone shall not be justification for granting a variance.

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along McKinney Ranch Parkway, Future Collin

McKinney Parkway and State Highway 121 (Sam Rayburn Tollway)

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: Applicable along McKinney Ranch Parkway.

Park Land Dedication Fees: Not 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
- Master Thoroughfare Plan
- Proposed Preliminary-Final Plat
- PowerPoint Presentation