

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**FROM:** Matt Robinson, AICP, Planning Manager

**SUBJECT:** Consider/Discuss/Act on a Preliminary-Final Plat for 77 Single Family Residential Lots and 3 Common Areas (Hardin Village), Located on the Northwest Corner of Bois D'Arc Road and Crowe Lane

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

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary-final plat with the following conditions, which must be satisfied prior to filing a 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 change the owner information from McKinney I.S.D. to MISD Land Holdings, Inc.

**APPLICATION SUBMITTAL DATE:** December 15, 2014 (Original Application)  
January 12, 2015 (Revised Submittal)  
January 20, 2015 (Revised Submittal)  
February 6, 2015 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 20.20 acres into 77 single family detached residential lots and three common areas.

**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 building permit.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“PD” – Planned Development District Ordinance No. 2014-12-095 (Single Family Detached Residential Uses)	Undeveloped
North	“AG” – Agricultural District (Agricultural Uses)	Single Family Residence and Undeveloped Land
South	“AG” – Agricultural District (Agricultural Uses)	Dr. Jack Cockrill Middle School and City of McKinney Open Space
East	“PD” – Planned Development District Ordinance No. 1883 (Office and Light Manufacturing Uses)	Undeveloped Land
West	“AG” – Agricultural District (Agricultural Uses)	City of McKinney Open Space

**ACCESS/CIRCULATION:**

Adjacent Streets: Bois D’Arc Road, 30’ Right-of-Way, Local Residential Street

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

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Bois D’Arc Road, and as required per the Subdivision Ordinance

Hike and Bike Trails: Not Required

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:               Not Applicable

Park Land Dedication Fees:           Applicable (cash in lieu estimated at \$69,300)

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
- Proposed Preliminary-Final Plat