

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Anthony Satarino, Planner

THROUGH: Brandon Opiela, Senior Planner

SUBJECT: Consider/Discuss/Act on the Request by The Keller Salons of Volterra, on Behalf of Liberty Federal Savings Bank, for Approval of a Preliminary-Final for Lots 1 and 2, Block A of the Salons of Volterra Addition, Approximately 4.63 Acres, Located on the North Side of Virginia Parkway and Approximately 1,400 Feet East of Ridge Road.

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 provide cross sections of the floodplain to verify the limits of the Erosion Hazard Setback Easements, subject to review and approval by the City Engineer.
3. The applicant verify that the 100-year fully developed floodplain is equivalent to the FEMA 100-year floodplain, subject to review and approval by the City Engineer.
4. The applicant revise the plat title block to provide the addition name prior to the lot number and block letter.
5. The applicant revise the plat to change the location of the drainage easement located near the southeastern property line in order to comply with the Tree Preservation Ordinance, subject to review and approval by the City Arborist.

APPLICATION SUBMITTAL DATE: January 17, 2012 (Original Application)
 January 30, 2012 (Revised Submittal)
 February 2, 2012 (Revised Submittal)
 February 6, 2012 (Revised Submittal)
 February 9, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 4.63 acres into 2 lots, located on the north side of Virginia Parkway and approximately 1,400 feet east of Ridge Road.

PLATTING STATUS: The subject property is currently unplatted. A Boundary Plat for Parcel 506, Phase 2, has been filed with the County in accordance with the regulations set forth by the governing planned development ordinance (PD 1621). 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. 2007-05-053
 (Commercial Uses)

North	"PD" – Planned Development Ordinance No. 2007-05-053	District	Open Space
South	"PD" – Planned Development Ordinance No. 97-06-036	District	Open Space Stonebridge Ranch Amenity Center – Beach and Tennis Club
East	"PD" – Planned Development Ordinance No. 2000-11-092	District	Open Space
West	"PD" – Planned Development Ordinance No. 2000-11-092 (Multi Residential and Commercial Uses)	District Family	The Venue at Stonebridge Ranch City of McKinney Fire Station #5

Discussion: The proposed lots meet the minimum size requirements of the governing zoning district.

ACCESS/CIRCULATION:

Adjacent Streets: Virginia Parkway, 120' Right-of-Way, 4-Lane Major Arterial (M6D)

Discussion: Both proposed Lot 1 and Lot 2 have access to Virginia Parkway through a mutual access and firelane easement that straddles the interior property line of both lots. Lot 1 has a second point of access through an offsite mutual access and fire lane easement that continues running east-west through Lot 1 to Lot 2. Access to the site matches the approved Access Management Plan (12-008AMP).

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. Prior to approval of a Tree Permit, the applicant must submit a revised plat showing the change in the location of the drainage easement, subject to review and approval by the City Arborist.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Virginia Parkway

Hike and Bike Trails: Not Required

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: Not Applicable

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
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat