

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by John Thomas Engineering, on Behalf of McKinney MOB Partners, L.P., for Approval of a Preliminary-Final Replat for Lots 4R-1, 7, and 8, Block A, of the Joplin Acres Addition, Being Fewer than 3 Acres, Located Approximately 700 Feet West of Crutcher Crossing and on the South Side of Virginia Parkway

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

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final replat with the following conditions:

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

Prior to filing the plat for record:

2. The applicant revise the signature block to show "City Manager".

APPLICATION SUBMITTAL DATE: June 10, 2013 (Original Application)
July 8, 2013 (Revised Submittal)
July 16, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 2.36 acres into three lots, Lot 4R-1, 7 and 8, Block A, of the Joplin Acres Addition.

PLATTING STATUS: The subject property is currently platted as Lot 4R, Block A, of the Joplin Acres Addition. The applicant is proposing to subdivide Lot 4R into three lots, Lots 4R-1, 7 and 8. Subsequent to the approval of the preliminary-final 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.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2009-10-074
(Office Uses)

North	“PD” – Planned Development District Ordinance No. 95-07-32 (Single Family Residential Uses)	Parkway Baptist Church
South	“PD” – Planned Development District Ordinance No. 96-11-47 (Single Family Residential Uses)	Stone Brooke Crossing
East	“PD” – Planned Development District Ordinance No. 97-05-33 (Office Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 97-05-33 (Office Uses)	My Stonebridge Dentist and McKinney Oral Surgery

ACCESS/CIRCULATION:

Adjacent Streets: Virginia Parkway, 120’ Right-of-Way, (Lanes) Major Arterial

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:	Existing along Virginia 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. 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: Not Applicable

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 Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation