

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Alex Glushko, Planner II

SUBJECT: Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of McKinney Seven 31, L.P., Craig Ranch II, L.P., and VCIM Partners, L.P., for Approval of a Preliminary-Final Plat for Lot 1R and Lot 2R, Block A and Common Areas A and B of the Parkside at Craig Ranch Addition, Henneman Way, Meyer Way, and Road "A", Being Fewer than 50 Acres, Located Generally on the Northwest Corner of Alma Road and Future Henneman Way

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 revise the plat to provide the street name for Road "A".
3. Upon filing of the associated conveyance plat (12-217CVP), the applicant revise the plat to provide all applicable document filing information on the preliminary-final plat.
4. Upon filing of the associated conveyance plat (12-217CVP), the applicant revise the plat to remove all replaced deed lines from the subject property on the preliminary-final plat.
5. The applicant receive approval of a right-of-way vacation for the indicated area internal to the proposed Henneman Way / Road "A" roundabout.
6. The applicant revise the plat to show all easements necessary for the development of the property.

7. The applicant revise the title block to reference the dedication of two common areas and Road "A".

APPLICATION SUBMITTAL DATE: November 26, 2012 (Original Application)
 January 10, 2013 (Revised Submittal)
 January 11, 2013 (Revised Submittal)
 January 18, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to plat 2 lots (Lot 1R and 2R, Block A), 2 common areas, and 3 rights-of-way (Henneman Way, Meyer Way, and Road "A"), totaling approximately 49.11 acres, located generally on the northwest corner of Alma Road and future Henneman Way.

PLATTING STATUS: The subject property is currently not platted; however, a conveyance plat for a portion of the subject property was recently approved by the Planning and Zoning Commission for Lots 1-3, Block A, of the Parkside at Craig Ranch Addition (12-217CVP). 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.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2012-07-036, "CC" – Corridor Commercial Overlay District, and "REC" – Regional Employment Center Overlay District, (Commercial and Multi-Family Residential Uses)

North	"PD" – Planned Development District Ordinance No. 2008-06-054 (Commercial Uses), "PD" – Planned Development District Ordinance No. 2001-02-017 (Mixed Uses) and "REC" – Regional Employment Center Overlay District	The Hospital at Craig Ranch and Undeveloped Land
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South	"PD" – Planned Development District Ordinance No. 2008-06-054, "REC" – Regional Employment Center Overlay District, and "CC" – Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land
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East	"PD" – Planned Development District Ordinance No. 2003-01-004 (Mixed Uses), "CC" – Corridor Commercial Overlay District and "REC" – Regional Employment Center Overlay District	North Texas Athletic Center
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West	"PD" – Planned Development District Ordinance No. 2001-02-017 (Mixed Uses), "PD" – Planned Development District Ordinance No. 2005-02-	Undeveloped Land
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016 (Office Uses), and "REC" – Regional
Employment Center Overlay District

ACCESS/CIRCULATION:

- Adjacent Streets: Alma Road, 120-foot Right-of-Way, 6-Lane Major Arterial
- Van Tuyl Parkway, 60-foot Right-of-Way, Collector
- Future Henneman Way, 80-foot Right-of-Way, Minor Arterial
- Future Meyer Way, 60-foot Right-of-Way, Collector
- Future Road "A", 60-foot Right-of-Way, Collector

Discussion: The subject property has frontage on Alma Road to the east, Van Tuyl Parkway to the north, future Meyer Way to the west, and future Henneman Way to the south. Future Meyer Way will connect with Van Tuyl Parkway to the north and will connect with future Henneman Way to the south. Future Henneman Way connects with Alma Road to the east and will connect with future Road "A" via the proposed roundabout, which in turn will connect with and provide access to State Highway 121 (Sam Rayburn Tollway) to the south.

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: Required along Alma Road, Van Tuyl Parkway, Future Henneman Way, Future Meyer Way, and Future Road "A"
- 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: Required Along Alma Road

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