

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 h/z studio, on Behalf of Collin County Properties, for Approval of a Preliminary-Final Plat for Lots 1-3, Block A, of the Free Methodist College Addition, Being Fewer than 12 Acres, Located on the Southwest Corner of Waddill Street and U.S. Highway 380 (University Drive)

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 note to read, "All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance."

APPLICATION SUBMITTAL DATE: December 10, 2012 (Original Application)
February 11, 2013 (Revised Submittal)
February 15, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 11.82 acres into three lots, located on the southwest corner of Waddill Street and U.S. Highway 380 (University Drive). The proposed plat coordinates with an associated zoning (12-216Z) and site plan (12-224SP) for the subject property for the development of a grocery store (WinCo) and 2 pad sites for future development.

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat, a record plat, subject to review and approval by

the Director of Planning, and 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. 2013-02-011 (Commercial Uses)

North	"BG" – General Business District, "BN" – Neighborhood Business District, "C" – Planned Center District	Precision Auto Repair, Smith Café, Sicily's Pizza and Grill, Plaza North Center, Various Commercial Uses
South	"BN" – Neighborhood Business District, "PD" – Planned Development District 2008-04-031 (Office Uses), "RS 60" – Single Family Residence District	McKinney Medical Office, McCraw Law Office, Vitz Law Office, Single Family Residences, Quadplex Residences, and Multi-Family Residences
East	"RS 60" – Single Family Residence District	Single Family Residences (College Addition)
West	"BN" – Neighborhood Business District	Avery and Associates, Inc., Franklin's Flowers, Harroun Office Complex

ACCESS/CIRCULATION:

Adjacent Streets:	U.S. Highway 380, Variable Width Right-of-Way, Major Regional Highway
	Waddill Street, Variable Width Right-of-Way, 2-Lane Local Collector Street
	Harroun Street, Approximate 50' Variable Width Right-of-Way, 2-Lane Local Collector Street
	Graves Street, Approximate 57' Variable Width Right-of-Way, 2-Lane Local Collector Street

Discussion: The subject property includes four points of access, including one entrance off of U.S. Highway 380 (University Drive) from the north, one entrance off of Graves Street from the west, and two entrances off of Harroun Avenue from the south. One of the two entrances off of Harroun Avenue will be for customers while the other is intended for future use as a service truck entrance.

Harroun Avenue and Graves Street adjacent to the proposed development are currently not truck routes. The existing pavement sections of Graves Street and Harroun Avenue are not designed to accommodate significant truck traffic as would be generated by the proposed development. The proposed traffic will greatly exceed the loadings of previous vehicles entering and exiting the site. The southeastern-most access point along Harroun Avenue shall not be used as a truck entry/exit until such time that Graves Street and Harroun Avenue are reconstructed to accommodate the anticipated truck traffic and turning movements, subject to review and approval of the Director of Engineering.

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 Waddill Street, Graves Street, and a Portion of Harroun Street
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.

Per the governing “PD” – Planned Development District Ordinance No. 2013-02-011 for the property, no driveway access point along Harroun Avenue shall be utilized as an entry/exit for semi-trailer trucks (with at least three axles that are designed to tow trailers), until such time that Harroun Avenue and Graves Street have been constructed to accommodate said trucks under the then-existing street construction standards, subject to review and approval of the City Engineer.

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 Required

Park Land Dedication Fees: Not Applicable

Pro-Rata: Not Applicable

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

Action: