

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Samantha Pickett, Planner II

**SUBJECT:** Consider/Discuss/Act on the Request by Kimley-Horn & Associates, Inc., on Behalf of McKinney Seven 31, for Approval of a Preliminary-Final Plat for Lots 1R1 and 4R, Block A, of the Parkside at Craig Ranch Addition, Being Fewer than 34 Acres, Located on the Southwest Corner of Van Tuyl Parkway and Alma Road

**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:

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

Prior to filing the plat for record:

2. The applicant revise the plat to provide the filing information for future Meyer Way.

**APPLICATION SUBMITTAL DATE:** June 23, 2014 (Original Application)  
July 7, 2014 (Revised Submittal)  
July 11, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide the subject property into two lots, Lot 1R1 (approximately 27.90 acres) and Lot 4R (approximately 5.73 acres), Block A, of the Parkside at Craig Ranch Addition, located on the southwest corner of Van Tuyl Parkway and Alma Road. An associated site plan (14-134SP) was submitted for review for a multi-family residential development on proposed Lot 4R and was approved by the Planning and Zoning Commission on June 24, 2014. An associated conveyance plat (14-173CVP) is being considered concurrently by the Planning and Zoning Commission.

**PLATTING STATUS:** The subject property is currently conveyance platted as Lot 1, Block A of the Parkside at Craig Ranch Addition. 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. 2012-07-036 and “REC” – Regional Employment Center Overlay District (Multiple Family Residential Uses)

North “PD” – Planned Development District Ordinance No. 2001-02-017 and “REC” – Regional Employment Center Overlay District (Commercial Uses) Undeveloped Land

South “PD” – Planned Development District Ordinance No. 2008-06-054 (Commercial Uses), “PD” – Planned Development District Ordinance No. 2012-07-036 (Multiple Family Residential Uses) and “REC” – Regional Employment Center Overlay District Undeveloped Land and Parkside at Craig Ranch Phase I

East “PD” – Planned Development District Ordinance No. 2001-02-017 (Commercial Uses), “PD” – Planned Development District Ordinance No. 2003-01-004 (Commercial Uses), “PD” – Planned Development District Ordinance No. 2012-07-036 (Multiple Family Residential Uses) and “REC” – Regional Employment Center Overlay District North Texas Athletic Center and Parkside at Craig Ranch Phase I

West “PD” – Planned Development District Ordinance No. 2001-02-017 (Commercial Uses), “PD” – Planned Development District Ordinance No. 200502-016 (Office Uses) and “REC” – Regional Employment Center Overlay District Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Van Tuyl Parkway, 60’ Right-of-Way, Collector

Alma Road, 120’ Right-of-Way, Major Arterial

Henneman Way, 80' Right-of-Way, Minor Arterial

Future Meyer Way, 60' Right-of-Way, Collector

Discussion: Proposed Lot 1R1 will have direct access to Van Tuyl Parkway, Alma Road, and Future Meyer Way. Proposed Lot 4R will have direct access to Henneman Way and Future Meyer Way.

**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 Van Tuyl Parkway, Alma Road, Henneman Way, and Future Meyer Way

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. 2013-11-108) (None due per VCIM Development Agreement)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) (In accordance with the VCIM Development Agreement)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: None due per VCIM Development Agreement

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/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat