

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of 3103 McDonald Partnership., for Approval of a Preliminary-Final Plat for Lot 1, Block A, of the Joseph & Glennieta Day Addition, Being Fewer than 4 Acres, Located Approximately 260 Feet South of Wilmeth Road and on the West Side of McDonald Street (State Highway 5)

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 add the following note :

“The owners of Block A, Lot 1 of this plat shall be solely responsible for the maintenance of the storm water detention system as well as the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner’s lot or any affected lot arising from such maintenance responsibility. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and Unites States of America”

APPLICATION SUBMITTAL DATE: May 13, 2013 (Original Application)
May 28, 2013 (Revised Submittal)
September 12, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to plat an approximately 3.20 acre property for development, located approximately 260 feet south of Wilmeth Road and on the west side of McDonald Street (State Highway 5). The applicant has an approved site plan (12-141SP) for an office/warehouse park on the subject property.

PLATTING STATUS: The subject property is currently unplatted. 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: "ML" – Light Manufacturing District (Light Manufacturing Uses)

North	"PD" – Planned Development District Ordinance No. 2007-01-002 (Commercial Uses)	Single Residence	Family
South	"PD" – Planned Development District Ordinance No. 2003-05-052 (Agricultural Uses)	Oak Hollow Course	Golf
East	"AG" – Agricultural District (Agricultural Uses)	Single Residences Undeveloped Land	Family and
West	"PD" – Planned Development District Ordinance No. 2003-05-052 (Agricultural Uses)	Oak Hollow Course	Golf

ACCESS/CIRCULATION:

Adjacent Streets: McDonald Street (State Highway 5), 120' Right-of-Way, 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:	Required per the Subdivision Ordinance
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 Required
Park Land Dedication Fees:	Not Applicable
Pro-Rata:	Not Required

MISCELLANEOUS: The applicant will be responsible for the maintenance of the storm water detention system and creek on the property. As such, the applicant should revise the plat to provide the note shown above.

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