

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Brandon Opiela, Senior Planner

SUBJECT: Consider/Discuss/Act on the Request by Winkelmann & Associates, Inc., on Behalf of Huffman Companies, ML2 Limited Partnership, and Retta J. Rose Family, Ltd., for Approval of a Preliminary-Final Plat for Lots 2 and 4, Block A, of the Wilson Creek Crossing Addition, Approximately 6.58 Acres, Located Approximately 1,300 Feet West of Lake Forest Drive and on the South Side of 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 provide the filing information for the offsite water and drainage easements to be filed by separate instrument.

APPLICATION SUBMITTAL DATE: May 23, 2012 (Original Application)
June 6, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 6.58 acres into two lots, located approximately 1,300 feet west of Lake Forest Drive and on the south side of U.S. Highway 380 (University Drive). The proposed plat coordinates with the associated, approved site plan (08-426SP) for the subject property which proposes multiple medical office buildings and a day care.

PLATTING STATUS: The subject property is currently unplatted. This property was previously approved as one lot (08-427RP), but was not filed for record with the Collin County Clerk. Subsequent to the approval of the preliminary-final plat, the record plat currently on file (08-427RP) must be revised to show the new lotting configuration,

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: "BG" – General Business District

North	"PD" – Planned Development District Ordinance No. 2007-07-068 (Medical Uses) and "O" – Office District	Baylor Medical Center at McKinney and a Single Family Residential Structure
South	"AG" – Agricultural District	Undeveloped
East	"BG" – General Business District (Commercial Uses)	Undeveloped
West	"AG" – Agricultural District	Undeveloped

Discussion: The proposed lots comply with the minimum size requirements of the zoning district for the subject property. A note has been provided on the plat to reference this requirement.

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 380, Variable Width Right-of-Way, Major Regional Highway

Discussion: The applicant has provided each lot with direct and indirect access to U.S. Highway 380 via a network of fire lanes on the subject property.

TREE PRESERVATION ORDINANCE: The applicant has submitted a tree survey for the subject property. The applicant will be responsible for complying with the Tree Preservation Ordinance. 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 U.S. Highway 380 (University Drive)
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: 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
- Maps
- Letter of Intent
- Proposed Preliminary-Final Plat

Action: