

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Winkelmann & Associates, Inc., on Behalf of Minerva Partners, Ltd., for Approval of a Preliminary-Final Replat for Lots 1R, 2R, and 3R, Block A, of the Water Tower Addition, Being Fewer than 8 Acres, Located on the South Side of Virginia Parkway and approximately 300 Feet West of Custer Road

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final replat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final replat with the following condition:

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

APPLICATION SUBMITTAL DATE: December 16, 2013 (Original Application)
January 3, 2014 (Revised Submittal)
January 13, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 7.19 acres into three lots, located on the south side of Virginia Parkway and approximately 300 feet west of Custer Road. There is currently an existing retail center located on proposed Lots 1R and 2R.

PLATTING STATUS: The subject property is currently unplatted. An previous record plat (13-018RP) has been approved and will be filed prior to a record plat conforming the proposed preliminary-final replat being filed. Said record plat will be subject to review and approval by the Director of Planning, and must be filed for recordation with the Collin County Clerk.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)

North	“PD” – Planned Development District Ordinance No. 2004-11-116 and “PD” – Planned Development District Ordinance No. 2006-04-039 (Commercial Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	The Summit at Westridge Subdivision
East	“PD” – Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)	City of McKinney Elevated Water Storage Tank and Villas of Westridge Multiple Family Development

ACCESS/CIRCULATION:

Adjacent Streets: Virginia Parkway, 120’ Right-of-Way, 6-Lane Major Arterial

Discussion: The proposed preliminary-final replat indicates that two access points will be provided to the subject property off of Virginia Parkway. Internal circulation between the proposed lots will be provided via a series of mutual access/fire lanes.

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: Not Required (Existing along Virginia Parkway)

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 the associated development agreement)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) (None due per the associated development agreement)

Median Landscape Fees: Not Required

Park Land Dedication Fees: Not Applicable

Pro-Rata: 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 Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation