

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Michael Quint, Director of Planning

FROM: Brandon Opiela, Planning Manager

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for 69 Single Family Attached Residential Lots, 3 Single Family Detached Residential Lots, and 3 Common Areas (Gateway Townhomes Addition), Located Approximately 500 Feet East of Collin McKinney Parkway and on the North Side of McKinney Ranch Parkway

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 and associated variance, in addition to the following conditions:

1. Approval of a variance to Section 142-105 (Improvements) of the Subdivision Ordinance reducing the required width of right-of-way dedication from 20 feet (ultimate right-of-way of 120 feet) to 10 feet (ultimate right-of-way of 100 feet) for Future McKinney Ranch Parkway.

Prior to filing the plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.
2. The applicant revise the plat to show the offsite portion of right-of-way for Street "A" to be dedicated with associated filing information near the southwest corner of the property, subject to the review and approval of the City Engineer.
3. The applicant revise the plat so that the extension of Street "C" south of Street "D" is no longer shown as right-of-way and is labeled as a "Fire Lane and Emergency Access Easement", subject to the review and approval of the City Engineer.
4. The applicant revise the setback exhibit so that Lot 26, Block B illustrates the full 25' front yard setback.

APPLICATION SUBMITTAL DATE: September 9, 2014 (Original Application)
 October 27, 2014 (Revised Submittal)
 November 3, 2014 (Revised Submittal)
 November 18, 2014 (Revised Submittal)
 November 21, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 8.94 acres into 69 lots for single family attached (townhome) residential use, 3 lots for single family detached residential use, and 3 common areas.

Additionally, Staff has been in discussion with the applicant over the past 9 months, regarding the appropriate ultimate right-of-way width of McKinney Ranch Parkway, between Collin McKinney Parkway and U.S. Highway 75 Frontage Road (Central Expressway). Staff is of the opinion that the ultimate right-of-way width for this portion of McKinney Ranch Parkway can be reduced from 120 feet to 100 feet, while accommodating the existing and future traffic demand in the immediate vicinity. As such, a variance reducing the amount of right-of-way to be dedicated adjacent to the subject property is being requested. The requested variance is discussed further below.

Typically, preliminary-final plats are considered by the Planning and Zoning Commission; however this plat has bypassed the Planning and Zoning Commission and is being considered by the City Council instead because the applicant has requested variances to requirements of the Subdivision Ordinance. Per the Subdivision Ordinance, only the City Council can grant a variance.

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat/replat, 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 building permit.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C" – Planned Center District (Commercial Uses)	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 1606 (Multi-Family Residential Uses)	Grand Estates of McKinney Apartments

South	“PD” – Planned Development District Ordinance No. 2004-06-068 (Multi-Family Residential, Commercial and Office Uses)	Future Millennium II Apartments and Undeveloped Land
East	“C” – Planned Center District (Commercial Uses) and “PD” – Planned Development District (Commercial Uses)	McKinney Buick / GMC and Undeveloped Land
West	“C” – Planned Center District (Commercial Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: McKinney Ranch Parkway, Future 120’ Right-of-Way, Major Arterial (M6D)

Discussion: The City’s Master Thoroughfare Plan (attached) calls for McKinney Ranch Parkway to be a 6-lane road with 120 feet of right-of-way at this location, which is between Collin McKinney Parkway and the U.S. Highway 75 Frontage Road. Based on the proposed land uses and the fact that McKinney Ranch Parkway terminates at the U.S. Highway 75 Southbound Frontage Road, Staff recommends a reduction in the ultimate right-of-way width to be 100 feet in width.

To facilitate this reduction, a variance to the Subdivision Ordinance is necessary reducing the subject property’s right-of-way dedication for Future McKinney Ranch Parkway from 20 feet (ultimate right-of-way of 120 feet) to 10 feet (ultimate right-of-way of 100 feet).

The City Council has the authority to grant variances as outlined in the Subdivision Ordinance such as when there are special circumstances or conditions affecting the property in question, enforcement would deprive the applicant of a substantial property right, or that the variance, if granted, will not be detrimental to the public welfare. Pecuniary interests standing alone shall not be justification for granting a variance.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along McKinney Ranch Parkway and as required by the Subdivision Ordinance

Hike and Bike Trails: Not Required

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.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees: Applicable along McKinney Ranch Parkway

Park Land Dedication Fees: Applicable

Pro-Rata: As Determined by the City Engineer

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
- Master Thoroughfare Plan
- Proposed Preliminary-Final Plat
- PowerPoint Presentation