

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner

SUBJECT: Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of SRP Frontier McKinney, LP, for Approval of a Preliminary-Final Plat for Lot 1R, Block A, of Parcel 813B, Being Fewer than 7 Acres, Located on the Southwest Corner of Eldorado Parkway and Stonebridge 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 revise the plat to show a 25' offsite drainage easement near the southwest corner of the subject property.
3. The applicant revise the plat to label all necessary off-site easements with filing information.
4. The applicant revise the plat to show the correct owner information.

APPLICATION SUBMITTAL DATE: July 8, 2013 (Original Application)
July 12, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to develop the subject property as one lot, Lot 1R (approximately 6.88 acres), Block A, of Parcel 813B, located on the southwest corner of Eldorado Parkway and Stonebridge Drive. An associated concept plan for Parcel 813B (12-212CP) was approved on December 11, 2012, and an associated site plan (12-233SP) for an assisted living facility was approved on January 8, 2013 to be developed on proposed Lot 1R.

PLATTING STATUS: The subject property was conveyance platted as Lot 1, Block A, of Parcel 813B (13-058CVP). Subsequent to the approval of the preliminary-final plat, a record plat, 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. 2005-10-110 (Commercial Uses)

North	"PD" – Planned Development District Ordinance No. 2004-09-101 (Office Uses), "PD" – Planned Development District Ordinance No. 2008-08-076 (Office Uses) and "PD" – Planned Development District Ordinance No. 2005-11-114	Baybrook Village Care and Rehab Center, McKinney Methodist Hospital and Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 2003-02-015 (Office Uses)	Experian Data Center
East	"PD" – Planned Development District Ordinance No. 2005-11-114 (Commercial Uses) and "PD" – Planned Development District Ordinance No. 2007-05-046 (Office Uses)	Undeveloped Land and Xplor Learning Center
West	"PD" – Planned Development District Ordinance No. 2003-02-015 (Office Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Stonebridge Drive, 140' Right-of-Way, 4-Lane Greenway 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: Not Required

Hike and Bike Trails: Existing along Stonebridge Drive

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: None due; Credits available per development agreement

Utility Impact Fees: None due; Credits available per development agreement

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: Not Applicable

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