

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for 131 Single Family Residential Lots and 3 Common Areas (McDowell Ranch), Located on the Southwest Corner of McKinney Place and Collin McKinney 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 with the following conditions, which must be satisfied prior to filing a plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached; and
2. The applicant revise the plat to abandon or relocate the 15' water line easement where it runs through Lot 28, Block A.

APPLICATION SUBMITTAL DATE: December 15, 2014 (Original Application)
February 10, 2015 (Revised Submittal)
March 2, 2015 (Revised Submittal)
March 9, 2015 (Revised Submittal)
March 13, 2015 (Revised Submittal)
September 17, 2015 (Revised Submittal)
October 7, 2015 (Revised Submittal)
November 6, 2015 (Revised Submittal)
November 13, 2015 (Revised Submittal)
November 19, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 30.36 acres into 131 single family residential lots and 3 common areas.

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	"PD" – Planned Development District Ordinance No. 2015-10-088, "REC" – Regional Employment Center Overlay District and "CC" –Corridor Commercial Overlay District (Single Family Residential Uses)	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 2002-05-038 and "REC" – Regional Employment Center Overlay District (Single Family Residential and Commercial Uses)	Village Park Subdivision and Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 2006-09-102 (Multi-Family Residential Uses), "PD" – Planned Development District Ordinance No. 2005-10-099 (Mixed Uses), "REC" – Regional Employment Center Overlay District and "CC" –Corridor Commercial Overlay District	Avana McKinney Apartments
East	"PD" – Planned Development District Ordinance No. 2008-08-084, "REC" – Regional Employment Center Overlay District and "CC" –Corridor Commercial Overlay District (Multi-Family Residential Uses)	Heights at Lake Forest Apartments
West	"AG" – Agricultural District, "REC" – Regional Employment Center Overlay District and "CC" –Corridor Commercial Overlay District (Agricultural Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Collin McKinney Parkway, 120' Right-of-Way, Greenway Arterial
 McKinney Place Drive, 60' Right-of-Way, Collector

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Collin McKinney Parkway and McKinney Place Drive, and as required per 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 Collin McKinney 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
- Proposed Preliminary-Final Plat