

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Michael Quint, Senior Planner

SUBJECT: Consider/Discuss/Act on the Request by Sanchez & Associates, L.L.C., on Behalf of Willivy Development, L.P., and JBGL Inwood, L.L.C., for Approval of a Preliminary-Final Plat for 59 Single Family Residential Lots (Wiskbrook Estates), Approximately 31.76 Acres, Located on the West Side of Hardin Boulevard and Approximately 2,000 Feet North of Virginia 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:

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

Prior to submitting a record plat:

2. The applicant revise the plat to provide a symbol at the intersection of Bent Creek Road and Street "A" that indicates a street name change.
3. The applicant revise the plat so Common Area C-3 is labeled as Common Area C-1.
4. The applicant revise the plat so that each proposed lot has a minimum of 80 feet of depth clear of drainage easements and floodplain limits.
5. The applicant revise the plat as necessary to address the significant drainage, dam breach area, and floodplain issues that are present on the subject property, subject to review and approval by the Director of Engineering.

APPLICATION SUBMITTAL DATE: March 28, 2011 (Original Application)
May 9, 2011 (Revised Submittal)
May 13, 2011 (Revised Submittal)
May 19, 2011 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 31.76 acres into 59 lots, the Wiskbrook Estates Addition, located on the West Side of Hardin Boulevard and Approximately 2,000 Feet North of Virginia Parkway.

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

The subject property is currently governed by an approved general development plan (99-291GDP). Any proposed preliminary-final plat for the subject property must be in general conformance with the approved general development plan or a new general development plan or preliminary-final plat must be approved in accordance with the requirements of the Subdivision Ordinance. The applicant has chosen to replace the approved general development plan governing the development of the subject property with the proposed preliminary-final plat. Subsequent to its approval, the proposed preliminary-final plat will be the only governing plan for the development of the subject property as the approved general development plan will no longer be applicable.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2000-01-05 (residential uses)

North “AG” – Agricultural District Undeveloped Land (Bonnie Wenk Park)

South “PD” – Planned Development District Ordinance No. 2000-01-05 (residential uses); and Inwood Hills Development

“AG” – Agricultural District Undeveloped Land

East “PD” – Planned Development District Ordinance No. 2000-01-05 (residential uses); and Undeveloped Land (Bonnie Wenk Park)

“AG” – Agricultural District Undeveloped Land (Bonnie Wenk Park)

West “AG” – Agricultural District Undeveloped Land

Discussion: The proposed lots meet the minimum size requirements of the governing zoning district.

ACCESS/CIRCULATION:

Adjacent Streets: Hardin Boulevard, 120’ Right-of-Way, 4-Lane Greenway Arterial (G4D)

 Bent Creek Road, 60’ Right-of-Way, Collector (C2U)

Discussion: The subject property will have access to Hardin Boulevard via the proposed connection with Bent Creek Road as well as a proposed direct connection to Hardin Boulevard. A series of internal roadways provides access to all the proposed single family residential lots. The applicant has provided each lot with adequate access to an existing street by frontage on such street as required by the Subdivision Ordinance.

The proposed direct connection to Hardin Boulevard will require the construction of a portion of Street “A” over a portion of the City of McKinney’s Bonnie Wenk Park (approximately 0.18 acres). On January 4, 2011, the City Council approved the applicant’s plan to construct a connection to Hardin Boulevard (Ordinance No. 2011-01-001, attached hereto). The subject property’s owner is currently working with the City Attorney’s Office regarding the execution of a license agreement regulating the construction of a public street on City-owned land.

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: Required

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.

With that stated, the Director of Engineering has significant concerns regarding the drainage associated with and affecting the subject property. Moreover, the applicant has not satisfied the drainage and storm water requirements of the City of McKinney. Also, the Subdivision Ordinance requires that each lot have at least 80 feet of depth that is free of drainage and floodplain encumbrances. Some of the proposed lots may not be developable as they are within a dam breach area. Upon completion of the necessary engineering, these lots may be useable but at the present time the applicant has not provided information validating the usability of said lots. As such, Staff recommends that prior to submitting a record plat for review and approval the applicant revise the plat so that each proposed lot has a minimum of 80 feet of depth clear of drainage easements and floodplain limits and further revise the plat as necessary to address the significant drainage, dam breach area, and floodplain issues that are present on the subject property, subject to review and approval by the Director of Engineering. If, after the proper amount of engineering has been done, the affected lots cannot meet the City's requirements, these lots must be dedicated as common areas, to be owned and maintained by the homeowners' association.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2008-10-173)

Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

Median Landscape Fees: Required along Hardin Boulevard

Park Land Dedication Fees: 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
- Location Map and Aerial Exhibit
- Letter of Intent
- Ordinance No. 2011-01-001
- Proposed Preliminary-Final Plat