

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 45 Single Family Residential Lots, 1 Residential Lot and 4 Common Areas (Vintage Place), Located on the Northeast Corner of Graves Street and Yosemite Place

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 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 Replat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: April 25, 2016 (Original Application)
May 31, 2016 (Revised Submittal)
June 2, 2016 (Revised Submittal)
June 7, 2016 (Revised Submittal)
June 20, 2016 (Revised Submittal)
June 23, 2016 (Revised Submittal)
June 24, 2016 (Revised Submittal)
June 29, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 15.22 acres into 45 single family residential lots, 1 residential lot (Hillcrest Christian Church), and 4 common areas.

On June 28, 2016, the Planning and Zoning Commission voted 7-0-0 to close the public hearing and table this item to the July 12, 2016 Planning and Zoning Commission Meeting.

PLATTING STATUS: The subject property is partially platted as Lot 3, Block B of the Wilson Place Addition, while the remainder is 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.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2016-05-037 (Single Family Residential Uses) and “PD” – Planned Development District Ordinance No. 1498 (Single Family Residential Uses)	Undeveloped Land and Hillcrest Christian Church
North	“RS-60” – Single Family Residential Uses (Single Family Residential Uses), and “PD” – Planned Development District Ordinance No. 2000-08-058 (Single Family Residential Uses)	First Baptist Church and Single Family Residences
South	“PD” – Planned Development District Ordinance No. 1498 (Single Family Residential Uses)	Undeveloped Land
East	“RS-60” – Single Family Residential Uses (Single Family Residential Uses), and “PD” – Planned Development District Ordinance No. 2004-08-087 (Single Family Residential Uses)	Chappell Hill Subdivision and Single Family Residences
West	“PD” – Planned Development District Ordinance No. 1498 (Multi-Family Residential Uses), and “O” – Office (Office Uses)	Undeveloped Land, McKinney Bible Church, and Timber Creek Apartments

ACCESS/CIRCULATION:

Adjacent Streets: Rockhill Road, 60’ Right-of-Way, Collector

Graves Street, 60’ Right-of-Way, Collector

Yosemite Place, 50’ Right-of-Way, Collector

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Rockhill Road

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: Not Applicable

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:

- DRAFT 06.28.16 PZ Minutes
- Standard Conditions for Preliminary-Final Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation