

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Michael Quint, Senior Planner

FROM: Abra R. Nusser, Planner

SUBJECT: Consider/Discuss/Act on the Request by Birkhoff, Hendricks & Carter, L.L.P., on Behalf of the City of McKinney, for Approval of a Preliminary-Final Plat for Lot 1, Block A, of the Hardin Elevated Storage Tank Addition, Approximately 2.43 Acres, Located on the North Side of Virginia Parkway and Approximately 850 Feet West of Hardin Boulevard.

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 City 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 City revise the plat to change the 24' min. fire lane and mutual access easement to be a 24' fire lane, mutual access, and drainage easement.

APPLICATION SUBMITTAL DATE: April 25, 2011 (Original Application)
May 10, 2011 (Revised Submittal)

ITEM SUMMARY: The City of McKinney is proposing to plat approximately 2.43 acres as one lot, located on the north side of Virginia and approximately 850 feet west of Hardin Boulevard. 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 approved, prior to issuance of a building permit.

The City has submitted an associated site plan (11-068SP) for an elevated water storage tank on the subject property which is being considered concurrently by the Planning and Zoning Commission. The proposed preliminary-final plat provides the easement necessary for development and corresponds with the associated site plan.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2010-06-018 (General Business Uses)

North	“PD” – Planned Development District Ordinance No. 2010-06-018 (General Business Uses)	Undeveloped Land
South	“AG” – Agricultural District	Single Family Ranch Home and Farmland
East	“PD” – Planned Development District Ordinance No. 2010-06-018 (General Business Uses)	Undeveloped Land
West	“AG” – Agricultural District	Undeveloped Land
	“PD” – Planned Development District Ordinance No. 2000-01-005 (Single Family Residential Uses)	Inwood Hills Residential Subdivision

Discussion: The proposed lot meets the minimum size requirements of the governing zoning district.

ACCESS/CIRCULATION:

Adjacent Streets: Virginia Parkway, 120’ Right-of-Way, Six-Lane Major Arterial (M6D)

Discussion: The proposed plat conforms to the approved access management plan (11-066AMP) which reflects one direct access point from Virginia Parkway and two cross access points to the undeveloped properties to the east and west.

TREE PRESERVATION ORDINANCE: The City has submitted a tree survey and tree preservation plan and will be responsible for complying with the Tree Preservation Ordinance, subject to the review and approval by the City Arborist. The City will also be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Virginia Parkway

Hike and Bike Trails: Not applicable

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 City 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 City 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. The proposed preliminary-final plat reflects a 24-foot fire lane and mutual access easement near the southern boundary of the subject property. The Engineering Department has indicated that the proposed easement should also be a drainage easement. Staff recommends that prior to filing the plat for record, the City revise the plat to change the “24’ min. fire lane and mutual access easement” to be a “24’ fire lane, mutual access, and drainage easement.”

FEES:

Roadway Impact Fees: Not Applicable

Utility Impact Fees: Not Applicable

Median Landscape Fees: Not applicable

Park Land Dedication Fees: Not 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
- Proposed Preliminary-Final Plat