

CITY COUNCIL MEETING OF 03-03-15 AGENDA ITEM #14-321PF2

AGENDA ITEM

TO: City Council

THROUGH: Michael Quint, Director of Planning

FROM: Matt Robinson, AICP, Planning Manager

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for 193 Single Family Residential Lots and 12 Common Areas (Spicewood @ Craig Ranch), Located on the Southwest Corner of Collin McKinney Parkway and Meyer Way

APPROVAL PROCESS: The City Council is the final approval authority for the proposed preliminary-final plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat and associated variance, in addition to the following conditions:

1. Approval of a variance to Section 142-99 (Lots) of the Subdivision Ordinance waiving the requirement that all single family lots have frontage on a public street.

Prior to filing the plat for record:

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

APPLICATION SUBMITTAL DATE: December 12, 2014 (Original Application)
December 23, 2014 (Revised Submittal)
December 29, 2014 (Revised Submittal)
February 12, 2015 (Revised Submittal)
February 17, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 22.32 acres into 193 lots for single family detached residential use, and 12 common areas.

The subject property is currently unplatted and the applicant is proposing to subdivide the property for single family detached residences. To achieve this, the applicant is required to make each lot have frontage on a public street, or gain approval by City Council via a variance to the Subdivision Ordinance to not require each lot have public street frontage. The applicant is proposing for 10 lots to front onto a common area that is planned to include sidewalks, landscaping, and a seating area.

Preliminary-final plats are typically considered by the Planning and Zoning Commission. This preliminary-final plat has bypassed the Planning and Zoning Commission and is being considered by the City Council instead because the applicant has requested a variance to the requirements of the Subdivision Ordinance. Per the Subdivision Ordinance, only the City Council can grant a variance.

At the February 3, 2015 City Council Regular meeting, the Council voted 7-0-0 to table the Preliminary-Final Plat to the March 3, 2015 City Council Regular meeting in order to give the applicant time to address emergency and fire access issues.

PLATTING STATUS: The subject property is currently unplatted. In order to subdivide the subject property as proposed by the applicant, a variance to the requirements of the Subdivision Ordinance is needed. The necessary variance is indicated below:

1. Approval of a variance to Section 142-99 of the Subdivision Ordinance waiving the requirement that all single family lots have frontage on a public street.

The City Council has the authority to grant variances as outlined in the Subdivision Ordinance such as, when there are special circumstances or conditions affecting the property in question, enforcement would deprive the applicant of a substantial property right, or that the variance, if granted, will not be detrimental to the public welfare. Pecuniary interests standing alone shall not be justification for granting a variance.

VARIANCE REQUEST: Under the requirements of Section 142-99 (Lots) of the Subdivision Ordinance, all single family lots are required to have frontage on a public street. The applicant is requesting a variance from this requirement for 10 lots in order to have lots fronting on a common area. All other lots are proposed to have frontage on a public street.

At the February 3rd City Council Regular Meeting, Council requested that the applicant look into adding off-street parking adjacent to the common area to address parking concerns. Staff presented this request to the applicant and asked the applicant if they would be willing to add off-street parking spaces. The applicant declined and stated their desire to proceed with the plat without the addition of off-street parking spaces adjacent to the common area. The reasoning was that the addition of off-street parking spaces adjacent to the common area would interfere with the intended design and look of the common area. While the proposed lots fronting on a mews instead of a public street may result in a reduction in the available on-street parking opportunities in the immediate area, Staff feels that there should be sufficient on-street parking opportunities to serve the overall development.

As such, Staff recommends approval of the requested variance to the requirements of the Subdivision Ordinance, as the applicant has proposed improvements to the common area that include landscaping, sidewalks and a seating area that create a unique frontage opportunity for 10 lots.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2014-11-087, and “REC” – Regional Employment Center Overlay District (Hotel, Multi-Family Residential, Commercial and Mixed-Use)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2006-11-132 and “REC” – Regional Employment Center Overlay District (Commercial and Mixed-Use)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2012-07-036, “PD” – Planned Development District Ordinance No. 2001-02-017, “PD” – Planned Development District Ordinance No. 2006-11-132 and “REC” – Regional Employment Center Overlay District (Commercial and Mixed-Use)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2008-06-054 and “REC” – Regional Employment Center Overlay (Mixed-Use)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2013-11-105, “PD” – Planned Development District Ordinance No. 2001-02-017 and “REC” – Regional Employment Center Overlay (Wedding Chapel and Golf Course Uses)	Undeveloped Land and Times Square

ACCESS/CIRCULATION:

Adjacent Streets: Van Tuyl, 73’ Right-of-Way, Greenway Arterial
Meyer, 48’ Right-of-Way
Millie Way, 52’ Right-of-Way

Collin McKinney Parkway, 73' Right-of-Way, Greenway Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks:	Required per the Subdivision Ordinance
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.

FEES:

Roadway Impact Fees:	None due per VCIM Development Agreement
Utility Impact Fees:	Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)
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:

- CC Minutes 2.03.15
- Standard Conditions for Preliminary-Final Plat Approval Checklist
- Location Map and Aerial Exhibit

- Letter of Intent
- Proposed Preliminary-Final Plat
- Proposed Common Area Plan
- Parking Exhibit
- PowerPoint Presentation