

<b>AGENDA ITEM</b>
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**TO:** Planning and Zoning Commission

**FROM:** Brandon Opiela, Senior Planner

**SUBJECT:** Consider/Discuss/Act on the Request by McKinney Village Park, L.P., for Approval of a Preliminary-Final Plat for Village Park, Phases 2C, 2D, and 2E, Approximately 29.80 Acres, Phases 2C and 2D are Located on the Northwest and Southwest Corner of Sugar Valley Road and Silverton Avenue and Phase 2E is Located Approximately 370 Feet West of Village Park Drive and on the South Side of Buckland Drive.

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final plat.

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**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 filing the plat for record:

2. The applicant revise the plat to provide the filing information for the offsite easements (filed by separate instrument) necessary for the development of the property.
3. The applicant revise the plat to remove the topography.

**APPLICATION SUBMITTAL DATE:** April 9, 2012 (Original Application)  
April 18, 2012 (Revised Submittal)  
April 23, 2012 (Revised Submittal)  
April 27, 2012 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 29.80 acres into 150 single family residential lots (three phases – 2C, 2D, and 2E), with Phase 2C and 2D being located generally on the northwest and southwest corner of Sugar Valley Road and Silverton Avenue and Phase 2E being located approximately 370 feet west of Village Park Drive and on the south side of Buckland Drive.

**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.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: "PD" – Planned Development District Ordinance No. 2002-05-038 (mixed-use/residential) and "REC" – Regional Employment Center Overlay District

North	"PD" – Planned Development District Ordinance No. 2002-03-019 (single family uses) and "REC" – Regional Employment Center Overlay District	Saddle Club at McKinney Ranch #2 Subdivision
South	"AG" - Agricultural District	Undeveloped
	"PD" – Planned Development District Ordinance No. 2002-03-019 (mixed use/office/retail use) and "REC" – Regional Employment Center Overlay District	Undeveloped
East	"PD" – Planned Development District Ordinance No. 2002-05-0038 (mixed use/residential use) and "REC" – Regional Employment Center Overlay District	Village Park (Phases 2A and 2B) Subdivision
West	"PD" – Planned Development District Ordinance No. 2002-05-0038 (mixed use/general business use) and "REC" – Regional Employment Center Overlay District	Undeveloped

**ACCESS/CIRCULATION:**

Adjacent Streets: Sugar Valley Road, 50' Right-of-Way, Residential Street  
Silverton Avenue, 50' Right-of-Way, Residential Street  
Greenfield Lane, 50' Right-of-Way, Residential Street  
Yorkshire Road, 50' Right-of-Way, Residential Street  
Buckland Drive, 60' Right-of-Way, Residential Collector

## Devon Drive, 50' Right-of-Way, Residential Street

Discussion: The subdivision will take indirect access off of the above mentioned streets, ultimately leading out to Collin McKinney Parkway and Lake Forest Drive through a network of residential streets within Village Park. All phases of development must provide at least two points of access prior to filing a plat for record.

**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 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 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.

### **FEES:**

Roadway Impact Fees:	Applicable (Ordinance No. 2008-10-173)
Utility Impact Fees:	Applicable (Ordinance No. 2008-10-174)
Median Landscape Fees:	Not Applicable
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
- Maps
- Letter of Intent
- Proposed Preliminary-Final Plat