

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Brandon Opiela, Planning Manager

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 55 Single Family Residential Lots and 7 Common Areas, Being Fewer than 19 Acres, Located on the Northwest Corner of Fleetwood Street and State Boulevard

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 condition, which must be satisfied prior to filing the plat for record:

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

APPLICATION SUBMITTAL DATE: August 25, 2014 (Original Application)
September 23, 2014 (Revised Submittal)
September 30, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to plat approximately 18.43 acres into 54 single family detached residential lots and 7 common areas, and to replat one existing single family residential lot, located on the northwest corner of Fleetwood Street and State Boulevard.

PLATTING STATUS: The majority of the subject property is currently unplatted, with existing Lot 1, Block F of the Tucker Hill Phase 1A Addition being replatted. Subsequent to the approval of the preliminary-final replat, 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. 2014-09-071 and "CC" – Corridor Commercial Overlay District (Mixed Uses)

North "PD" – Planned Development District Ordinance No. 2010-10-042 and "CC" – Corridor Commercial Overlay District (Single Family Residential Uses) Tucker Hill Subdivision

South	“PD” – Planned Development District Ordinance No. 2010-10-042 and “CC” – Corridor Commercial Overlay District (Mixed Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2010-10-042 and “CC” – Corridor Commercial Overlay District (Mixed Uses)	Tucker Hill Subdivision
West	“PD” – Planned Development District Ordinance No. 2010-10-042 (Mixed Uses), “AG” – Agricultural District (Agricultural Uses) and “CC” – Corridor Commercial Overlay District	City of McKinney Pump Station and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Tremont Boulevard, 64’ Right-of-Way, Residential Street
Fleetwood Street, 64’ Right-of-Way, Residential Street
Ardmore Street, 64’ Right-of-Way, Residential Street

Discussion: All proposed lots have access to a public street.

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 per the Subdivision Ordinance
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. 2013-11-108) (Credits available per the approved 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: 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/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation