

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Senior Planner

FROM: Anthony Satarino, Planner

SUBJECT: Consider/Discuss/Act on the Request by Winkelmann & Associates, Inc., on Behalf of Jones Perkins Number 1, L.P., for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of the D.G. McKinney Addition, Approximately 3.96 Acres, Located on the East Side of McDonald Street and Approximately 800 Feet South of U.S. Highway 380 (University Drive).

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 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 a 5' wide landscape buffer adjacent to all access easements running parallel to any property line.
3. The applicant revise the plat to provide the minimum finished floor elevation for each pad/lot.
4. The applicant revise all references to the flood study "Prepared by Winkelmann & Associates" to include "(Not Approved At this Time)" as well as labeling the "proposed" fully developed floodplain lines as such.
5. The applicant revise the plat as necessary to address the significant floodplain issues that are present on the subject property, subject to review and approval by the Director of Engineering.

APPLICATION SUBMITTAL DATE: February 21, 2011 (Original Application)
April 15, 2011 (Revised Submittal)
May 26, 2011 (Revised Submittal)

June 27, 2011 (Revised Submittal)
June 28, 2011 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to plat approximately 3.96 acres into two lots, located on the east side of McDonald Street and approximately 800 feet south of U.S. Highway 380 (University Drive). 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.

SURROUNDING ZONING AND LAND USES:

Subject Property: "ML" – Light Manufacturing District

North	"ML" – Light Manufacturing District	Emerson Process Management Regulator Technologies
South	"ML" – Light Manufacturing District	Pero Trailer Products
East	"ML" – Light Manufacturing District	Undeveloped Land
West	"ML" – Light Manufacturing District	Car Quest Auto Parts

Discussion: The proposed lots meet the minimum size requirements of the governing zoning district.

ACCESS/CIRCULATION:

Adjacent Streets: McDonald Street (State Highway No. 5), 100' Right-of-Way, Minor Arterial (M4D)

Discussion: Lot 1 of the subject property will take direct access off of McDonald Street (State Highway No. 5) with a second point of cross access to the lot directly south of the subject property. Lot 2 will be provided 2 points of access via. The associated access management plan (11-100AMP) has been approved by Staff.

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 along McDonald Street

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.

With that stated, the Director of Engineering has significant concerns regarding the limits of the proposed floodplain and drainage associated with, affecting the subject property. Moreover, the flood study submitted by the applicant has not satisfied the drainage and storm water requirements of the City of McKinney. The submitted flood study is currently under review by Engineering Staff and may require further revisions. As such, Staff recommends the applicant revise the plat as necessary to address the significant floodplain issues that are present on the subject property, subject to review and approval by the Director of Engineering.

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: 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

- Maps
- Letter of Intent
- Proposed Preliminary-Final Plat