

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A of the Mansions of McKinney Addition, Located at the Southwest Corner of McKinney Ranch Parkway and Silverado Trail

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

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.
2. The applicant revise the plat to provide filing information for the “temporary roadway and construction easement” shown to be dedicated by separate instrument, subject to review and approval by the City Engineer.
3. The applicant revise the plat to provide the filing information for Fortuna Lane.

APPLICATION SUBMITTAL DATE: February 23, 2015 (Original Application)
March 9, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to plat approximately 19.51 acres, as one lot for multi-family residential uses. The associated site plan (12-075SP) was approved in September 24, 2012 for a 592 unit multi-family development.

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.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2012-08-038 and “REC” Regional Employment Overlay District (Multi-Family Residential)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2007-08-072 and “REC” Regional Employment Overlay District (Mixed/Retail Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2014-02-012 (Single Family Attached Residential Uses), “PD” – Planned Development District Ordinance No. 2007-08-072 (Mixed/Retail Uses), and “REC” - Regional Employment Overlay District	Barcelona Addition Subdivision
East	“PD” – Planned Development District Ordinance No. 2012-11-059 (Multi-Family Residential Uses) , “PD” – Planned Development District Ordinance No. 2006-12-142 (Multi-Family Residential Uses), and “REC” – Regional Employment Overlay District	Millennium of McKinney Apartments and SoHo Parkway Apartments
West	“PD” – Planned Development District Ordinance No. 20007-08-072 (Mixed Use/Low Density Residential Uses) and “REC” – Regional Employment Overlay District	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Silverado Trail, 100’ Right-of-Way, Minor Arterial
McKinney Ranch Parkway, 120’ Right-of-Way, Major Arterial
Future Del Rey Avenue, 72’ Right-of-Way, Collector
Future Fortuna Lane, 60’ Right-of-Way, Collector

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along McKinney Ranch Parkway, Silverado Trail, Future Del Rey Avenue, and Future Fortuna Lane

Hike and Bike Trails: Not Required

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: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees: Fees waived per the MRL Agreement

Park Land Dedication Fees: Applicable

Pro-Rata: As Determined by the City Engineer

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 Plat