

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Michael Quint, Senior Planner

**FROM:** Abra R. Nusser, Planner

**SUBJECT:** Consider/Discuss/Act on the Request by Petsche & Associates, Inc., on Behalf of 206 McKinney, L.L.C., and Blue Star Coit 32, L.L.C., for Approval of a Preliminary-Final Plat for the Planning Area 17 Addition, Approximately 238.90 Acres, Located on the Southeast Corner of Coit Road and 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.

**APPLICATION SUBMITTAL DATE:** October 24, 2011 (Original Application)  
November 3, 2011 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 238.90 acres into 576 lots and 20 common areas, located on the southeast corner of Coit Road and U.S. Highway 380 (University Drive). On October 18, 2011, the City Council annexed the subject property into the City of McKinney (Ordinance No. 2011-10-065) and zoned it "PD" – Planned Development District Ordinance No. 2011-10-066. The proposed plat is consistent with the requirements of the governing zoning district in terms of lots, street layout, and development standards. The large lots along the University Drive and Coit Road frontages are zoned for retail uses, the large curved lot along the interior collector road is zoned for park/open space uses, the large interior lot (proposed Lot 1, Block W) is designated for a future elementary school, and the remaining small lots are for residential homes. Landscaped common areas are also provided throughout the development.

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. 2011-10-066 (Single Family Residential, Retail, Elementary School, and Open Space Uses)

North	City of Prosper (No City of McKinney Zoning is Applicable)	Undeveloped Land and Single Family Residential Home
South	“PD” – Planned Development District Ordinance No. 2006-04-044 (Single Family Residential, Retail, Elementary School, and Open Space Uses)	Future Residential Subdivision (Planning Area 15)
East	City of Frisco (No City of McKinney Zoning is Applicable)	Red Bud Estates Residential Subdivision
West	City of Frisco (No City of McKinney Zoning is Applicable)	Undeveloped Land

Discussion: The proposed lots meet the minimum size requirements of the governing zoning district and the applicant has provided a note on the plat indicating as much.

**ACCESS/CIRCULATION:**

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Width Right-of-Way, Major Regional Highway

Coit Road, 120-Foot Right-of-Way, 6-Lane Major Arterial (M6D)

Discussion: The subject property has frontage on both U.S. Highway 380 (University Drive) and Coit Road. The plat reflects one direct access point from University Drive and one direct access point from Coit Road. The interior of the proposed plat also reflects a 60-foot collector road which connects University Drive with Coit Road and provides connectivity throughout the development. A series of additional 50-foot rights-of-way are proposed to provide access to the collector road from each home, the park/open space areas, and the future elementary school site. Upon development of the two large lots designated for retail uses in the governing zoning district (along the University Drive and Coit Road frontages), additional access points will be provided at that time through additional plat and site plan submittals.

**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: 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, 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 erosion hazard setback limits have not been finalized. Some of the proposed lots may not be able to be provided since they could be in potential drainage or erosion hazard setback areas. Upon completion of the necessary engineering, these lots may be useable but at the present time the applicant has not provided information validating the usability of said lots.

**FEES:**

- Roadway Impact Fees: Applicable (Ordinance No. 2008-10-173)
- Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)
- Median Landscape Fees: Required along Coit Road
- 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
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat