

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for 57 Single Family Residential Lots, 2 Commercial Lots, and 1 Common Area (Westminster at Craig Ranch), Located on the Northwest Corner of Alma Road and Chief Spotted Tail

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 remove the note "Lot Must Face Rowlett Creek Way" from plat, and show on setback exhibit only; and
3. The applicant revise the plat to provide the existing conveyance plat filing information.

APPLICATION SUBMITTAL DATE: July 13, 2015 (Original Application)
July 27, 2015 (Revised Submittal)
July 29, 2015 (Revised Submittal)
September 16, 2015 (Revised Submittal)
September 22, 2015 (Revised Submittal)
October 6, 2015 (Revised Submittal)
October 13, 2015 (Revised Submittal)
October 28, 2015 (Revised Submittal)
November 3, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 19.55 acres into 57 single family residential lots, 2 commercial lots, and one common area.

PLATTING STATUS: The subject property is currently unplatted; however, an associated conveyance plat has been submitted to record the property (15-196CVP) as three lots (Lots 1, 2, and 3, Block A of the McKinney Seven 17 Addition). Prior to a record plat or plats being filed for the subject property, the conveyance plat must be filed. Subsequent to the approval of the preliminary-final plat/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 (residential) or certificate of occupancy (commercial).

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" – Planned Development District Ordinance No. 2015-07-070 (Single Family Residential and Commercial Uses), "PD" – Planned Development District Ordinance No. 2013-08-073 (Assisted and Independent Living Uses), "PD" – Planned Development District Ordinance No. 2001-02-017 (Retail Uses), "SUP" – Specific Use Permit Ordinance No. 2015-06-055 (Vehicle Fuel Sales Uses), and "REC" – Regional Employment Center Overlay District	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 2001-02-017 (Retail and Single Family Residential Uses)	Future Craig Ranch North Phase 12 Subdivision and Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 2001-02-017 (Single Family Residential Uses)	The Settlement at Craig Ranch Subdivision
East	"PD" – Planned Development District Ordinance No. 2014-07-048 (Commercial and Single Family Residential Uses) and "REC" – Regional Employment Center Overlay District	Future Stacy Crossing Subdivision and Undeveloped Land
West	"PD" – Planned Development District Ordinance No. 2001-02-017 (Single Family Residential Uses)	The Settlement at Craig Ranch Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Stacy Road, 130' Right-of-Way, Principal Arterial

Alma Road, 120' Right-of-Way, Major Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Stacy Road and as required per the Subdivision Ordinance

Hike and Bike Trails: Required along Alma Road

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: Not Applicable (Ordinance No. 2013-11-108) **Waived per VCIM Agreement**

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

Median Landscape Fees: Applicable along Alma Road

Park Land Dedication Fees: Not Applicable (**Satisfied per VCIM Agreement**)

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