

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Anthony Satarino, Planner I

SUBJECT: Consider/Discuss/Act on the Request by Sanchez and Associates, on Behalf of TCI McKinney Ranch, Inc., and Today McKinney Ranch II, L.P., for Approval of a Preliminary-Final Plat for 94 Single Family Residential Lots, 2 Non-Residential Lots, and 6 Common Areas (Workman Floyd Addition), Being Fewer than 34 Acres, Located on the Northeast Corner of Stacy Road and Future Collin McKinney Parkway

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 street names, subject to review and approval by the City Engineer.
3. The applicant revise the plat to provide two state plane coordinates.
4. The applicant revise the plat to provide filing information for all separate instruments shown on the plat.

APPLICATION SUBMITTAL DATE: April 15, 2013 (Original Application)
May 17, 2013 (Revised Submittal)
May 28, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 33.79 acres into 94 single family residential lots, 2 non-residential lots and 6 common areas.

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.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2013-03-028, (Single Family Residential and Commercial Uses)

North	“PD” – Planned Development District Ordinance No. 2002-05-38 (Single Family Residential and Commercial Uses)	Village Park Subdivision
South	“AG” – Agricultural District	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2002-05-38 (Commercial Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2002-03-09 (Mixed Use, Retail and Office Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Future Collin McKinney Parkway, 120-foot Right-of-Way, 4-Lane Greenway Arterial

Stacy Road, 130-foot Right-of-Way, 6-Lane Principal Arterial

Discussion: The applicant is proposing one street off of Stacy Road and another street off of Future Collin McKinney Parkway. Both proposed streets will serve both the residential and commercial development.

PUBLIC IMPROVEMENTS:

Sidewalks: Required in accordance with the Subdivision Ordinance

Hike and Bike Trails: 10’ wide Hike and Bike trail required along the north side of Future Collin McKinney Parkway

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: A 10' wide hike and bike trail is required to be constructed along the north side of Collin McKinney Parkway. If any portion of the trail will be outside of the City's future right-of-way, a pedestrian access and bicycle easement needs to be added prior to filing the plat for record.

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.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2008-10-173)

Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

Median Landscape Fees: Applicable for Collin McKinney Parkway @ \$25.50 per linear foot of frontage

Park Land Dedication Fees: Applicable

Pro-Rata: Applicable

Discussion: Cash-in-lieu of parkland dedication is due for 1.88 acres (94 residential lots). Currently, this is estimated at \$159,800 per the 2012 Collin County Appraisal District value for the property. This estimate will be reevaluated prior to filing the plat with the Collin County Clerk.

Prior to filing the record plat with the Collin County Clerk, the applicant is required to pay pro-rata fees for the 20" waterline along Stacy Road and the 36" waterline along Collin McKinney Parkway. The fee will be determined by the City Engineer prior to filing the plat with the Collin County Clerk.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

ATTACHMENTS:

- Maps
- Letter of Intent
- Standard Conditions Checklist
- Proposed Preliminary-Final Plat