

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Consider/Discuss/Act on the Request by Spiars Engineering, Inc., on Behalf of McKinney 18, L.P., for Approval of a Preliminary-Final Plat for 74 Single Family Residential Lots, 2 Lots and 5 Common Areas (Craig Ranch North Phase 3), Being Fewer than 20 Acres, Located on the Northwest Corner of Alma Road and Stacy Road

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 condition:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: July 15, 2013 (Original Application)
August 15, 2013 (Revised Submittal)
August 27, 2013 (Revised Submittal)
August 28, 2013 (Revised Submittal)
September 3, 2013 (Revised Submittal)
September 23, 2013 (Revised Submittal)
September 24, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 19.15 acres into 74 single-family residential lots, 2 lots for future commercial development, and 5 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. 2001-02-017 (Single Family Residential and Commercial Uses) and "REC" – Regional Employment Center Overlay District

North	"PD" – Planned Development District Ordinance No. 2001-02-017 (Single Family Residential and Commercial Uses) and "REC" – Regional Employment Center Overlay District	Craig Ranch North Phase 2B Subdivision
South	"PD" – Planned Development District Ordinance No. 2001-02-017 (Single Family Residential and Commercial Uses) and "REC" – Regional Employment Center Overlay District	Undeveloped Land
East	"AG" – Agricultural District and "REC" – Regional Employment Center Overlay District (Agricultural Uses)	Single Family Residence
West	"PD" – Planned Development District Ordinance No. 2001-02-017 (Single Family Residential and Commercial Uses) and "REC" – Regional Employment Center Overlay District	Craig Ranch North Phase 1A Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Alma Road, 120' Right-of-Way, Major Arterial

Stacy Road, 120' Right-of-Way, 6-Lane Divided Principal Arterial

Discussion: The proposed subdivision will have one direct access point to Stacy Road and one direct access point to Alma Road.

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 in accordance with the Subdivision Ordinance

Hike and Bike Trails:	Not 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.

FEES:

Roadway Impact Fees:	Applicable per VCIM Agreement
Utility Impact Fees:	Applicable per VCIM Agreement
Median Landscape Fees:	Required along Alma Road (\$21,768) and Stacy Road (\$20,386)
Park Land Dedication Fees:	Not Applicable per VCIM Agreement
Pro-Rata:	Applicable (Water estimated at \$12,321.40)

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