

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, Planning Manager

**FROM:** Danielle Quintanilla, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 51 Single Family Residential Lots and 4 Common Areas (Wilson Creek Place), Located on the Southeast Corner of College Street and Wilson Creek Parkway

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final replat.

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary-final replat 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 Replat Approval Checklist, attached.

**APPLICATION SUBMITTAL DATE:** August 29, 2016 (Original Application)  
October 3, 2016 (Revised Submittal)  
October 19, 2016 (Revised Submittal)  
October 31, 2016 (Revised Submittal)  
November 8, 2016 (Revised Submittal)  
November 14, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 11.228 acres into 51 single family residential lots and 4 common areas.

**PLATTING STATUS:** The subject property is currently platted as Lot 2R, Block A of the Action Two Addition. Subsequent to the approval of the preliminary-final 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.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“PD” – Planned Development Ordinance No. 1452 (Residential Uses) and “PD” – Planned Development Ordinance No. 2012-12-062 (Residential Uses)	Undeveloped Land
North	“PD” – Planned Development Ordinance No. 1452 (Residential Uses)	Wilson Creek Estates Subdivision
South	“PD” – Planned Development Ordinance No. 2006-06-087 (Commercial Uses)	Undeveloped Land
East	“MP” – Mobile Home Park District (Residential Uses) and “PD” – Planned Development Ordinance No. 1452 (Residential Uses)	Southward Mobile Home Park and Redbud House Assisted Living
West	“PD” – Planned Development Ordinance No. 1911 (Government Complex Uses)	McKinney Senior Recreation Center

**ACCESS/CIRCULATION:**

Adjacent Streets:                Wilson Creek Parkway, 120’ Right-of-Way, Minor Arterial  
    College Street, 60’ Right-of-Way, Collector

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

**PUBLIC IMPROVEMENTS:**

Sidewalks:                                As Required per the Subdivision Ordinance  
 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:                Applicable

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 Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation