

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for 152 Single Family Residential Lots, 6 Common Areas, and 1 Commercial Lot (Workman Floyd II), Located on the Southeast Corner of Future Collin McKinney Parkway 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 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 revise the plat to provide a pedestrian trail (to be located within a 10' wide common area) between the cul-de-sac of Street E and an adjacent street (Street G or Street H).
3. The applicant revise the plat to relocate the 33.14' wide Drainage and Water Easement located between Lots 16 and 17 Block A. The revised 33.14' wide Drainage and Water Easement shall be located between Lot 19 and Lot 20 Block A. The Drainage and Water Easement shall pass through Common Area A-3 and terminate at Street "E" right-of-way.

APPLICATION SUBMITTAL DATE: May 11, 2015 (Original Application)
June 12, 2015 (Revised Submittal)
July 13, 2015 (Revised Submittal)
July 23, 2015 (Revised Submittal)
July 29, 2015 (Revised Submittal)
August 3, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 35.80 acres into 152 single family residential lots, 6 common areas and one commercial lot.

PLATTING STATUS: The subject property is currently unplatted. 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 or certificate of occupancy, as applicable.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" – Planned Development District Ordinance No. 2015-05-042 (Single Family Residential Uses) and "REC" – Regional Employment Center Overlay District and "C2" – Local Commercial District (Commercial Uses)	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 2013-03-028 and "REC" – Regional Employment Center Overlay District (Single Family Residential and Commercial Uses)	Future Villas at Stacy Subdivision and Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 1726 (Freeway Commercial Uses), "PD" – Planned Development District Ordinance No. 1728 (Freeway Commercial Uses), "PD" – Planned Development District Ordinance No. 2005-10-099 (Mixed Uses) and "REC" – Regional Employment Center Overlay District	Future Public Storage and Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 2008-08-084 and "REC" – Regional Employment Center Overlay District (Multi-Family Residential Uses)	Undeveloped Land
West	"PD" – Planned Development District Ordinance No. 1726 (Freeway Commercial Uses), "PD" – Planned Development District Ordinance No. 2002-03-019 (Mixed Uses) and "REC" – Regional Employment Center Overlay District	Traxxas

ACCESS/CIRCULATION:

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

Future Collin McKinney Parkway, 120' Right-of-Way, Greenway Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Stacy Road, Future Collin McKinney Parkway and 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 along Future Collin McKinney Parkway

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 Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat