

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Brandon Opiela, Planning Manager

SUBJECT: Consider/Discuss/Act on the Request by Debbie Anns Properties L.P., on Behalf of VFB Family Limited Partnership, for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of the DAP 380 Addition, Being Fewer than 2 Acres, Located Approximately 1,075 Feet West of Bois D'Arc Road and on the South Side of U.S. Highway 380 (University Drive).

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 and label a fire lane and mutual access easement for the entire width of the drive entrance off of University Drive which extends to the western property line, matching the proposed curb line shown on the associated site plan.
3. The applicant revise the plat so that the "6' Drainage Easement" along the west side of Lot 1, Block A reads "6' Drainage and Detention Easement."
4. The applicant revise the plat signature blocks to reference the year 2013.
5. The applicant revise the plat to show all fire lane radii.
6. The applicant revise the plat so that all "utility" easements located outside of the proposed fire lane are labeled "water" easements, if the easements are used exclusively for a water line.
7. The applicant revise the plat to provide filing information for the adjacent property to the east.

8. The applicant revise the legend to provide a label that corresponds with the “FCP” notation on the plat.

APPLICATION SUBMITTAL DATE: September 24, 2012 (Original Application)
October 8, 2012 (Revised Submittal)
January 7, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 1.91 acres into two lots, located approximately 1,075 feet west of Bois D’Arc Road and on the south side of U.S. Highway 380 (University Drive). Eagle Transmission currently operates within the bounds of proposed Lot 2, and a site plan for two office warehouse buildings (12-215SP) on proposed Lot 1 is being considered concurrently by the Planning and Zoning Commission.

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. 2012-12-063 and “CC” – Corridor Commercial Overlay District (Commercial Uses)

North	“PD” – Planned Development District Ordinance No. 93-12-46 and “CC” – Corridor Commercial Overlay District (Commercial Uses)	McKinney Trade Days
South	“AG” – Agricultural District and “CC” – Corridor Commercial Overlay District	Undeveloped Land
East	“AG” – Agricultural District and “CC” – Corridor Commercial Overlay District	Clear Cube Ice
West	“AG” – Agricultural District and “CC” – Corridor Commercial Overlay District	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Width Right-of-Way, Major Regional Highway

Discussion: Each of the proposed lots will have direct access off of U.S. Highway 380 (University Drive) and have provided cross access between the proposed lots and to the adjacent properties to the east and west via a mutual access drive.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. 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 along U.S. Highway 380 (University Drive)
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 (Ordinance No. 2008-10-173)
Utility Impact Fees:	Applicable (Ordinance No. 2008-10-174)
Median Landscape Fees:	Not Required
Park Land Dedication Fees:	Not Applicable
Pro-Rata:	As determined by the City Engineer

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