

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**FROM:** Brandon Opiela, Planning Manager

**SUBJECT:** Consider/Discuss/Act on the Request by Winkelmann & Associates, Inc., on Behalf of Minerva Partners, Ltd., for Approval of a Preliminary-Final Plat for Lots 1-6, Block A, of the Water Tower Addition, Approximately 23.44 Acres, Located on the Southwest Corner of Virginia Parkway and Custer Road

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

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**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 any necessary drainage easements for each individual lot per the City Storm Water Ordinance and Storm Water Design Manual, subject to the review and approval of the City Engineer.

**APPLICATION SUBMITTAL DATE:** September 24, 2012 (Original Application)  
October 8, 2012 (Revised Submittal)  
October 15, 2012 (Revised Submittal)  
October 18, 2012 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 23.44 acres into six lots, located on the southwest corner of Virginia Parkway and Custer Road.

**PLATTING STATUS:** The subject property is currently only boundary platted as Parcel 11B10. 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. 2001-02-024  
(Commercial Uses)

North	"PD" – Planned Development District Ordinance No. 2004-11-116 (Commercial Uses)	Undeveloped
	"PD" – Planned Development District Ordinance No. 2006-04-039 (Commercial Uses)	Undeveloped
South	"PD" – Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	The Summit at Westridge Subdivision
East	"PD" – Planned Development District Ordinance No. 97-06-36 (Single Family Residential Uses)	Falcon Creek Subdivision
	"PD" – Planned Development District Ordinance No. 2008-02-008 (Commercial Uses)	CVS Pharmacy
West	"PD" – Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)	City of McKinney Elevated Water Storage Tank and Villas of Westridge Multiple Family Development

**ACCESS/CIRCULATION:**

Adjacent Streets: Custer Road, 130' Right-of-Way, 6-Lane Principal Arterial

Virginia Parkway, 120' Right-of-Way, 6-Lane Major Arterial

Discussion: The proposed preliminary-final plat indicates that three access points will be provided to the subject property off of Virginia Parkway, and one point off of Custer Road. Internal circulation between the proposed lots will be provided via a series of mutual access/fire lanes.

**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 along Custer Road and Virginia Parkway
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
- Maps
- Letter of Intent
- Proposed Preliminary-Final Plat