

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Matt Robinson, AICP, Planning Manager

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request for Approval of a Preliminary-Final Replat for Lots 29R1, 32R1, 35R1, 36R, 37-39 and Common Area A-4R1, Block A, of the Aero Country East Addition, Being Fewer than 30 Acres, Located Approximately 650 Feet North of Virginia Parkway and on the East Side of Swick Lane

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

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final replat with the following conditions:

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

Prior to filing the plat for record:

2. The applicant revise the plat to provide easements for the extension of storm sewer, sanitary sewer, water and pavement to the northern edge of lot 37, subject to the review and approval of the City Engineer.

APPLICATION SUBMITTAL DATE: April 28, 2014 (Original Application)
July 11, 2014 (Revised Submittal)
August 28, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to subdivide one lot into four lots and adjust lot lines for three lots and one common area on approximately 29.40 acres, located approximately 1,000 feet north of the intersection of Swick Lane and Virginia Parkway.

PLATTING STATUS: The subject property is currently platted as lots 29R, 32R, 35R and 36R. 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 certificate of occupancy.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2008-11-106 (Hangar and Townhome Uses); “PD” – Planned Development District Ordinance No. 2009-12-082 (Hangar and Townhome Uses); “PD” – Planned Development District Ordinance No. 2009-07-051 (Hanger and Townhome Uses)

North	“AG” – Agricultural District (Agricultural Uses), “PD” – Planned Development District Ordinance No. 2007-09-092 (Office, Retail, and Commercial Uses) and “CC” – Corridor Commercial Overlay District	Single family residence, vacant
South	“PD” – Planned Development District Ordinance No. 1883 (Office and Light Manufacturing Uses) and “CC” – Corridor Commercial Overlay District	Virginia Parkway, Fairways North at Westridge Subdivision
East	“PD” – Planned Development District Ordinance No. 98-08-044 (Single Family Residential Uses) and “AG” – Agricultural District (Agricultural Uses).	Virginia Hills Subdivision, Aviator Park, and Undeveloped Land
West	Unzoned (City of McKinney ETJ)	Aero Country Runway

ACCESS/CIRCULATION:

Adjacent Streets: Swick Lane, 50’ Private Street

Lloyd Stearman Drive, 50’ Private Street

Discussion: All access is existing and provided by Swick Lane and Lloyd Stearman Drive, both of which are private streets.

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 City Arborist. The applicant will be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks: Not Required

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: As a requirement of the subdivision ordinance, all lots must have access to public infrastructure. As a condition of approval, prior to filing the plat for record, the applicant will need to revise the plat to show easements for the extension of storm sewer, sanitary sewer, water to the northern edge of Lot 37, subject to review and approval of the City Engineer.

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. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and 2013-12-118)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: Not Applicable

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed request.

ATTACHMENTS:

- Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation