



19-0102PFR

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 3R1 and 3R2, Block A, CR Urban Res. Addition, Located Approximately 350 Feet East of Alma Road and on the North Side of Henneman Way

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: June 25, 2019

DEPARTMENT: Planning

CONTACT: David Soto, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: April 11, 2019 (Original Application)
May 13, 2019 (Revised Submittal)
May 31, 2019 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary - final replat with the following conditions, which must be satisfied prior to filing the plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Replat Approval Checklist, attached.
2. The applicant provide the instrument number of the proposed abandoned drainage easement.
3. The applicant provide dimensions of the fire lane and access easement on Lot 3R2.

ITEM SUMMARY: The applicant is proposing to replat one existing lot (Lot 3) into two lots, proposed Lot 3R1 (approximately 9.175 acres) and proposed Lot 3R2

(approximately 4.493 acres), generally for multi-family residential uses.

PLATTING STATUS: The subject property is currently platted as Lot 3, Block A, of the CR Urban Res. 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 certificate of occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2018-08-060 (Commercial and Multi-Family Residential Uses) and "CC" - Corridor Commercial Overlay District	The Ballfields at Craig Ranch
North	"PD" - Planned Development District Ordinance No. 2003-01-004 and "REC" - Regional Employment Center Overlay District (Commercial Uses)	Dr. Pepper Starcenter, Medical Center of Craig Ranch, and Michael Johnson Performance Center
South	"PD" - Planned Development District Ordinance No. 2006-05-053 (Commercial Uses), "PD" - Planned Development District Ordinance No. 2004-12-123 (Commercial Uses) and "REC" - Regional Employment Center Overlay District	Holiday Inn Express & Suites and Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2003-01-004 (Commercial Uses), "PD" - Planned Development District Ordinance No. 2003-10-089 (Commercial Uses) and "REC" - Regional Employment Center Overlay District	McKinney Soccer Complex at Craig Ranch and Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2003-01-004 and "REC" - Regional Employment Center Overlay District (Commercial Uses), "PD" - Planned Development District Ordinance No. 2018-08-060 (Commercial and Multi-Family Residential Uses) and "CC" - Corridor Commercial Overlay District	The Beach of Craig Ranch and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Henneman Way, 80' Right-of-Way, Local Alma Road, 120' Right-of-Way, Major Arterial

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: Required along Alma Road and Henneman Way
- 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 accompanying 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. 2013-11-108) **(None due per the VCIM Development Agreement)**
- Utility Impact Fees: Applicable (Ordinance No. 2017-02-021)
- Median Landscape Fees: Not Required
- Park Land Dedication Fees: Required
- Pro-Rata: As determined by the City Engineer

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

SUPPORTING MATERIALS:

- [Standard Conditions Checklist](#)
- [Location Map and Aerial Exhibit](#)
- [Letter of Intent](#)
- [Proposed Preliminary-Final Replat Presentation](#)