



17-162PFR

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 183 Single Family Residential Attached and Detached Lots and Five Common Areas (Meridian at Gateway), Located on the South Side of Stewart Road and Along the West Side of State Highway 5 (McDonald Street)

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: September 5, 2017

DEPARTMENT: Planning

CONTACT: Brian Lockley, Director of Planning, AICP, CPM
Samantha Pickett, Planning Manager, AICP
Melissa Spriegel, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed preliminary-final replat with the following variance request:

1. The applicant receive approval of a variance to Section 142-99 (Lots) of the Subdivision Ordinance to waive the requirement for Lots 1-4, Block A to front on a public street.

Prior to filing the plat for record, the following conditions must be satisfied:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Replat Approval Checklist, attached.
2. The applicant meet the conditions of approval for a variance from the 2012 International Fire Code (IFC) Section 503.1.1, as reviewed and approved by the Fire Marshal's Office, attached.
3. The applicant revise the plat to provide filing information for all off-site easements and easements by separate instrument.
4. The applicant revise the plat to revise Lot 2R2, Block A to Common Area

B2, Block B.

5. The applicant hatch all easements being abandoned by the plat.

ITEM SUMMARY: The applicant is proposing to subdivide approximately 64.03 acres into 183 single family attached and detached residential lots and five common areas. The applicant has indicated that lots will be used to construct a single family subdivision.

Under the requirements of Section 142-99 (Lots) of the Subdivision Ordinance, all single family lots are required to have frontage on a public street. The applicant is requesting a variance from this requirement for four lots (Lots 1-4, Block A) to allow the lots to front on a common area. The variance request is described in further detail below.

Preliminary-final replats can typically be approved by the Planning and Zoning Commission; however, the plat must be considered by the City Council, as only City Council may grant variances to the Subdivision Ordinance.

APPLICATION SUBMITTAL DATE: June 2, 2017 (Original Application)
June 26, 2017 (Revised Submittal)
July 10, 2017 (Revised Submittal)
July 24, 2017 (Revised Submittal)

PLATTING STATUS: The subject property is currently platted as Lot 2R1, Block A of the Greens of McKinney, Section 3 Addition. In order to subdivide the subject property as proposed by the applicant, a variance to the requirements of the Subdivision Ordinance is needed. The necessary variance is indicated below:

1. Approval of a variance to Section 142-99 (Lots) of the Subdivision Ordinance to waive the requirement for Lots 1-4, Block A to front on a public street.

The City Council has the authority to grant variances as outlined in the Subdivision Ordinance such as, when there are special circumstances or conditions affecting the property in question, enforcement would deprive the applicant of a substantial property right, or that the variance, if granted, will not be detrimental to the public welfare. Pecuniary interests standing alone shall not be justification for granting a variance.

VARIANCE REQUEST: Under the requirements of Section 142-99 (Lots) of the Subdivision Ordinance, all single family lots are required to have frontage on a public street. The applicant is requesting to allow four lots (Lots 1-4, Block A) to front onto a common area (CA-A1) due to an existing Atmos easement within the front yards. Access to the lots will be provided in the rear via an alley. The applicant has met all other requirements of the Subdivision Ordinance, as such Staff recommends approval of the proposed preliminary-final replat.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development Ordinance No. 2017-04-040 (Single Family Residential Uses) and "PD" - Planned Development Ordinance No. 2002-05-051 (Golf Course Uses)	Golf Course (The Greens of McKinney)
North	"PD" - Planned Development Ordinance No. 2001-10-109 (Single Family Residential Uses); "PD" - Planned Development Ordinance No. 2000-11-093 (Golf Course Uses); "PD" - Planned Development Ordinance No. 1887 (Single Family Residential Uses)	Golf Course (The Greens of McKinney), Greens of McKinney Subdivision, and Coventry Point Subdivision
South	"C" - Planned Center District (Commercial Uses)	Undeveloped Land
East	"MP" - Mobile Home Park District (Mobile Home Uses); "BG" - General Business District (Commercial Uses); and "PD" - Planned Development District Ordinance No. 2012-03-006 (Mixed Uses)	Undeveloped Land
West	"PD" - Planned Development Ordinance No. 2000-11-093 (Multi Family Residential and Commercial Uses) and "PD" - Planned Development Ordinance No. 2014-02-009 (Mixed Uses)	Magnolia Ranch Apartments and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Stewart Road, 80' Right-of-Way, Collector Spur 399, Variable Width Right-of-Way, Major Regional Highway Medical Center Drive, 100' Right-of-Way, Minor 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 Medical Center Drive, Stewart Road, Spur 399 and as required per the Subdivision Ordinance

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)
Utility Impact Fees:	Applicable (Ordinance No. 2017-02-021)
Median Landscape Fees:	Not Applicable
Park Land Dedication Fees:	Applicable
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.

BOARD OR COMMISSION RECOMMENDATION: N/A

SUPPORTING MATERIALS:

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