CITY OF McKINNEY, TEXAS

Legislation Text

File #: 17-268PFR, **Version:** 1

Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R, Block A, Seay Addition, Located Approximately 365 Feet North of Virginia Parkway and on the West Side of North Ridge Road

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: November 27, 2018

DEPARTMENT: Planning

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

APPLICATION SUBMITTAL DATE: September 13, 2017 (Original Application)
August 13, 2018 (Revised Submittal)
August 27, 2018 (Revised Submittal)
October 23, 2018 (Revised Submittal)
October 31, 2018 (Revised Submittal)
November 12, 2018 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final replat with the following condition, 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 Plat/Replat Approval Checklist, attached.

ITEM SUMMARY: The applicant is proposing to replat a portion of one lot (approximately 3.02 acres) for office uses.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block A, of the Seay 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. 2000-11-092 (Office Uses)	Undeveloped Land
North	“PD” - Planned Development District Ordinance No. 2007-05-053 (Single Family Residential Uses)	Saddlehorn Creek Subdivision
South	“PD” - Planned Development District Ordinance No. 2000-11-092 (Office Uses)	Undeveloped Land
East	“PD” - Planned Development District Ordinance No. 2000-11-092 (Single Family Residential Uses)	Stonebridge Estates 2 Subdivision
West	“PD” - Planned Development District Ordinance No. 2000-11-092 (Office Uses)	The Beach of Craig Ranch, Parkside at Craig Ranch and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: North Ridge Road, 120’ Right-of-Way, Greenway 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. 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 North Ridge Road
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: Not Applicable per Stonebridge Ranch Agreement
Utility Impact Fees: Not Applicable per Stonebridge Ranch Agreement

Median Landscape Fees:	Not Applicable
Park Land Dedication Fees:	Not Applicable
Pro-Rata:	As determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has one letter of opposition to the proposed preliminary-final replat.