



19-0009PFR

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 5 Single Family Residential Lots and 1 Common Area (Fossil Creek at Westridge, Phase 1), Located Approximately 95 Feet East of Forkhorn Drive and on the North Side of Virginia Parkway

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: March 26, 2019

DEPARTMENT: Planning

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

APPLICATION SUBMITTAL DATE: January 3, 2019 (Original Application)
February 26, 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 Plat/Replat Approval Checklist, attached.
2. The applicant revise the plat to add the standard plat note per Section 142-76(7)(e)1 of the Subdivision Ordinance on Sheet 1.
3. The applicant revise the plat to include the acreage of the existing lot to the title block and plat.
4. The applicant revise the plat to provide a vicinity map.

ITEM SUMMARY: The applicant is proposing to replat one existing lot (0.476 acre) and 0.605 acres of unplatted property into 5 single family residential lots and 1 common area.

PLATTING STATUS: A portion of the subject property is currently platted as Lot 5, Block B of the Fossil Creek at Westridge Phase 1 Addition. The remaining portion of the subject property is currently unplatted. 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 building permit.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2018-12-XXX (Single Family Residential Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	Fossil Creek at Westridge Ph. 1 Subdivision
South	City of McKinney Extraterritorial Jurisdiction	Rose Gardens Subdivision
East	City of McKinney Extraterritorial Jurisdiction	Affordable Automotive
West	"PD" - Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	Fossil Creek at Westridge Ph. 1 Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Virginia Parkway, 120' Right-of-Way, Arterial Copperhead Lane, 50' Right-of-Way, Local Forkhorn Drive, 50' Right-of-Way, Local

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 Virginia Parkway and Copperhead Lane
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: Not 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.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Replat](#)

[Presentation](#)