



18-0231MRP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lot 2, Block A, of the Lake Forest /SH 121 Addition, Located on the Southeast Corner of McKinney Place Drive and Valliance Drive

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 13, 2018

DEPARTMENT: Planning

CONTACT: Derrick Rhys Wilson, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: September 18, 2018 (Original Application)
October 5, 2018 (Revised Submittal)
October 18, 2018 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed minor 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 Minor Replat Approval Checklist, attached.
2. The applicant revise the plat to provide the existing and proposed lot information and acreage on the exhibit.
3. The applicant revise the plat to remove the survey lines from platted lots.
4. The applicant revise the dedication language to provide the proposed lot information (Lot 2, Block B of the Lake Forest/SH 121 Addition).
5. The applicant revise the title block to remove "1 Multi-Family Lot".

ITEM SUMMARY: The applicant is proposing to replat one existing lot and one parcel (approximately 14.02 acres) into a single lot for multi-family residential uses.

PLATTING STATUS: The subject property is currently platted. The minor replat is subject to review and approval by the Director of Planning, and 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. 2007-01-005 "REC" - Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2008-07-070 "REC" - Regional Employment Center Overlay District (Mixed Uses)	Bexley Lake Forest Apartments
South	City of Allen	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2007-01-005 "REC" - Regional Employment Center Overlay District (Mixed Uses)	RaceTrac Gas and Valliance Bank Office Building
West	"PD" - Planned Development District Ordinance No. 2006-09-102 "REC" - Regional Employment Center Overlay District (Multi Family Residential Uses) "PD" - Planned Development District Ordinance No. 2005-10-099 "REC" - Mixed Use/Employment Center and Regional Employment Center Overlay District (Mixed Uses)	Undeveloped land

ACCESS/CIRCULATION:

Adjacent Streets: Valliance Drive, 40' Right-of-Way, Local McKinney Place Drive, 40' Right-of-Way, Local State Highway 121, Variable Width Right-of-Way, Tollway

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 McKinney Place Drive, State Highway 121, and Valliance Drive
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 minor replat.

SUPPORTING MATERIALS:

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