



18-0179MRP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1 and 2, Block G and Common Area G-3 (The Vineyards, Phase 2), Located at the Southeast Corner of Collin McKinney Parkway and Corked Lane

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: August 14, 2018

DEPARTMENT: Planning

CONTACT: Melissa Spriegel, AICP, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Interim Director of Planning

APPLICATION SUBMITTAL DATE: June 14, 2018 (Original Application)
July 13, 2018 (Revised Submittal)
July 19, 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 title block to include the property information for the unplatted portion of the subject property.

ITEM SUMMARY: The applicant is proposing to replat a common area and an unplatted portion of land into two lots, Lots 1 and 2, Block G, and one common area, Common Area G-3. The applicant has indicated that the lots will be used to construct single family residential uses.

PLATTING STATUS: A portion of the subject property is currently unplatted, while a portion of the subject property is currently platted as Common Area G-1 of the Vineyards, Phase 2 Addition. Subsequent to the approval, the minor replat 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. 2015-05-042, "PD" - Planned Development District Ordinance No. 2015-10-088, and "REC" - Regional Employment Center Overlay District (Single Family Residential Uses)	The Vineyards Phase 2 Subdivision and Undeveloped Land
North	"C1" - Neighborhood Commercial Uses (Commercial Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2015-10-088 and "REC" - Regional Employment Center Overlay District (Single Family Residential Uses)	The Vineyards Phase 2 Subdivision
East	"PD" - Planned Development District Ordinance No. 2015-10-088 and "REC" - Regional Employment Center Overlay District (Single Family Residential Uses)	The Vineyards Phase 2 Subdivision
West	"PD" - Planned Development District Ordinance No. 2015-05-042 and "REC" - Regional Employment Center Overlay District (Single Family Residential Uses)	The Vineyards Phase 1 Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Collin McKinney Parkway, 120' Right-of-Way, Greenway Arterial Corked Lane, 60' Right-of-Way, Local Amphora Avenue, 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: 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 minor replat.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Minor Replat](#)

[Presentation](#)