



18-0070RP

TITLE: Consider/Discuss/Act on a Record Plat (Meridian at Southgate), Located on Stewart Drive and Approximately 500 Feet East of Medical Center 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: October 1, 2019

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Joe Moss, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the Record Plat, subject to the conditions provided below:

- a. The applicant receives a variance to Section 142-106 (Screening and Buffering of Certain Residential Lots Adjacent to Streets) for the temporary deferral of the installation of landscaping in certain common areas of the subject property;
- b. A 6' tall masonry screening wall within Common Area G-1 shall be installed prior to filing the plat for record;
- c. No certificate of completion shall be issued for homes located on Lots 1-5, Block G until the landscaping has been installed in accordance with the screening and buffering plans within Common Area G-1 as shown on the approved record plat; and
- d. The applicant satisfy the applicable sections of the attached standard conditions checklist for a record plat.

APPLICATION SUBMITTAL DATE: January 25, 2018 (Original Application)

March 13, 2018	(Revised Submittal)
March 29, 2018	(Revised Submittal)
May, 08, 2018	(Revised Submittal)
May 21, 2018	(Revised Submittal)
September 11, 2019	(Post-approval Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide the subject property into 177 single family residential lots, 1 non-residential lot and 7 common areas (known as the Meridian at Southgate). On May 24, 2018, Staff approved the proposed record plat; however, the applicant is now seeking a variance to the screening and buffering requirements prior to filing the plat for record. Due to the request for a variance, City Council consideration and action is now required for final approval and filing of the plat.

Specifically, the applicant is requesting approval of a variance to Section 142-106 of the Subdivision Ordinance and the temporary deferral of the installation of the required screening and buffering as follows:

- a 6' tall masonry screening wall within Common Area G-1 shall be installed prior to filing the plat for record; and
- No certificate of completion shall be issued for homes located on Lots 1-5, Block G until the landscaping has been installed in accordance with the screening and buffering plans within Common Area G-1 as shown on the approved record plat.

PLATTING STATUS: The subject property is currently partially platted as Lot 2R1, Block A of the Greens of McKinney, Section 3, and partially unplatted. Subsequent to the approval of the record plat, it 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	Planned Development- "PD" 2017-04-040 (Attached Single Family and Detached Single Family uses) Planned Development- "PD" 2002-05-051 (Golf Course and Multifamily uses)	Undeveloped land
North	Planned Development- "PD" 1887 (Detached Single Family uses) Planned Development- "PD" 2005-10-109 (Detached Single Family uses) Planned Development- "PD" 2002-05-051 (Golf Course and Multifamily uses)	Coventry Point Phase I, Greens of McKinney 2

South	Planned Development- "PD" 12017-12-109 (Multifamily uses)	Undeveloped Land
East	Agricultural District- "AG" (Agricultural Uses)	Undeveloped Land
West	Planned Development- "PD" 2002-05-051 (Golf Course and Multifamily uses)	Greens of McKinney 3, Magnolia Ranch Apartments

ACCESS/CIRCULATION:

Adjacent Streets: Spur 399, Variable With Right-of-Way, Major Regional Highway Highway 5 (McDonald Street), 124' Right-of-Way, Major Arterial Medical Center Drive, 100' Right-of-Way, Minor collector Stewart Drive, 80' Right-of-Way, Local Street

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 Stewart 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.

SCREENING AND BUFFERING:

- Per Section 142-106 of the Subdivision Ordinance, the subject property is required to provide a common area with screening and buffering wherever a residential lot would otherwise back or side to a street. During platting, the applicant provided the necessary common area and submitted and received approval of screening and buffering plans for the property showing a screening device.
- At the same time, the applicant worked to preserve a number of trees across the entire subject property with the intent to replant these trees as the lots develop. These trees were consolidated into a single area ("tree farm"), located in the area shown as Common Area G-1 on the attached plat. As each lot develops (after the plat is filed), the trees will be relocated onto the individual lots.

- However, a condition of filing a plat for residential lots requires that the screening and buffering be installed and approved. As Common Area G-1 is currently serving as the tree farm, the entire screening and buffering is unable to be installed before filing the plat. With this situation, the applicant has requested to temporarily defer installing the landscaping portion of common area G-1 until after the plat has been filed and the tree farm has been dispersed onto the individual lots.
- Staff understands this unique situation and appreciates the applicant's efforts to preserve and replant the trees as part of the overall development plan.
- As such, Staff recommends approval of a variance to section 142-106 of the Subdivision Ordinance and the temporary deferral of the installation of the required screening and buffering as follows:
 - The 6' tall masonry screening wall within Common Area G-1 shall be installed prior to filing the plat for record; and
 - No certificate of completion shall be issued for homes located on Lots 1-5, Block G until the landscaping has been installed in accordance with the screening and buffering plans within Common Area G-1 per the approved record plat.
- The attached standard conditions checklist shall still apply to the subject plat.

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 variance request.

SUPPORTING MATERIALS:

[Standard Conditions for Record Plat](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Record Plat](#)