CITY OF McKINNEY, TEXAS

Legislation Text

File #: 17-077PF, **Version:** 2

Consider/Discuss/Act on a Preliminary-Final Plat for 1,460 Single Family Residential Lots, 38 Common Areas, and 1 Commercial Lot (Honey Creek 313), Located on the Northwest Corner of Future Weston Road (FM 543) and County Road 229

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: June 27, 2017

DEPARTMENT: Planning

CONTACT: Melissa Spriegel, Planner I
Samantha Pickett, Planning Manager
Brian Lockley, Director of Planning, AICP, CPM

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following conditions, which must be satisfied prior to filing the plat for record:

1. The applicant submit street names subject to review and approval of the GIS Department.

2. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: March 13, 2017 (Original Application)
May 8, 2017 (Revised Submittal)
June 5, 2017 (Revised Submittal)
June 12, 2017 (Revised Submittal)
June 20, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide 313.22 Acres into 1,460 single family residential lots, 38 common areas, and 1 commercial lot.

PLATTING STATUS: The subject property is currently unplatted.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use

Subject Property	"PD" - Planned Development District Ordinance No. 1703 (Mixed Uses)	Undeveloped Land
North	"AG" - Agriculture District (Agricultural Uses) and City of McKinney's Extraterritorial Jurisdiction (ETJ)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 1703 (Mixed Uses) and City of McKinney's Extraterritorial Jurisdiction (ETJ)	Undeveloped Land
East	City of McKinney's Extraterritorial Jurisdiction (ETJ)	Undeveloped Land
West	City of McKinney's Extraterritorial Jurisdiction (ETJ) and City of Weston	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Future Weston Road (FM 543), Variable Width Right-of-Way, Major
                       Arterial County Road 229, Variable Width Right-of-Way, Collector
                       Future Hardin Boulevard, 120' Right-of-Way, Major 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 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:	Required along the west side of Future Hardin Boulevard
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: Applicable along Future Hardin Boulevard
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 preliminary-final plat.