



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 17-167PF, **Version:** 1

Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Shenandoah Ranch Addition, Located Approximately 4,200 Feet North of Laud Howell Parkway and on the East Side of Trinity Falls Parkway

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: July 18, 2017

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Brian Lockley, AICP, Director of Planning

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed preliminary-final plat and associated variances with the following conditions:

1. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance waiving the requirement to construct public streets, including the associated street lighting and sidewalks adjacent to the property.
2. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance waiving the requirement to construct sanitary sewer and water lines to the subject property and extend them to the adjacent property upstream.
3. The applicant receive variance to Section 142-105 (Improvements) of the Subdivision Ordinance allowing the use of individual septic systems.
4. The applicant receive a variance to the Storm Water Management Ordinance waiving the requirement to collect drainage in an underground storm water system.
5. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance to allow lot to lot drainage.
6. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance requiring water systems to be of a sufficient size to furnish fire protection to all lots.
7. The applicant receive a waiver to Section 142-105 (Improvements) of the Subdivision Ordinance requiring median landscape fees along the frontage of the property abutting the right-of-way of a divided thoroughfare.

Prior to the issuance of a building permit:

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

APPLICATION SUBMITTAL DATE: June 7, 2017 (Original Application)
June 26, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 66.7 acres of land into two residential lots, located approximately 4,200 feet north of Laud Howell Parkway and on the east side of Trinity Falls Parkway.

Typically, preliminary-final plats are considered by the Planning and Zoning Commission. This preliminary-final plat has bypassed the Planning and Zoning Commission and is being considered by the City Council because the applicant has requested several variances to the requirements of the Subdivision Ordinance. Per the Subdivision Ordinance, only the City Council can grant a variance.

The applicant is requesting to subdivide the property into two lots. The subject property currently has one residence on the property. The applicant has indicated to Staff the desire to not construct or escrow for the typical required improvements, such as water, sanitary sewer, and roads. In addition, the applicant has requested a waiver to not be required to pay median landscape fees. Given the intended use of the properties for two single family residences (one existing and one proposed) and the size of the proposed lots, Staff has no objections to the proposed variances/waivers. As such, Staff recommends approval of the proposed preliminary-final plat.

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat, 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	"AG" - Agricultural District	Single Family Residence
North	City of McKinney Extraterritorial Jurisdiction	Single Family Residence
South	"AG" - Agricultural District	Undeveloped Land
East	City of McKinney Extraterritorial Jurisdiction	Undeveloped Land
West	City of McKinney Extraterritorial Jurisdiction	Single Family Residence

ACCESS/CIRCULATION:

Adjacent Streets: Trinity Falls Parkway, Variable Width Right-of-Way, Major Arterial

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Trinity Falls Parkway
Hike and Bike Trails: Required along East Fork of Trinity River

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the associated plat, unless otherwise specified in an approved facilities agreement.

Road Improvements: The site is currently served by Trinity Falls Parkway which is a 24-foot wide asphalt roadway with roadside ditches for drainage. The applicant would be required to reconstruct the roadway across their frontage by constructing a 24-foot wide concrete curb and gutter roadway (ultimate northbound lanes) with 6-foot sidewalks and underground drainage. Right-of-way for Trinity Falls Parkway has previously been acquired by the developer of Trinity Falls. The applicant has requested a variance from the construction requirements.

Water Improvements: The site is currently served by the North Collin Water Supply Corporation. The applicant would be required to construct a City of McKinney 30-inch water line parallel to Trinity Falls Parkway across their frontage. An easement for the water has previously been acquired by the developer of Trinity Falls. The applicant has requested a variance from the construction requirements.

Sewer Improvements: The site is adequately sized to be served by a septic system although an existing 36-inch sewer line exists approximately 1,200 feet east of the proposed homesite. The applicant has requested a variance to not connect to the existing sewer line and to utilize an onsite septic system.

Drainage improvements: 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, unless the requested variances are approved.

The site is largely encumbered by the floodplain for the East Fork of the Trinity River. The applicant studied the drainage area and provided adequate capacity for fully-developed flow through the site. The applicant has dedicated easements for the drainage systems.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)
Utility Impact Fees: Applicable (Ordinance No. 2017-02-021)
Median Landscape Fees: Applicable (The applicant has requested a waiver to this requirement)
Park Land Dedication Fees: Applicable

Pro-Rata: As Determined by the City Engineer

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP): The proposed request does not conflict with the Master Thoroughfare Plan.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

BOARD OR COMMISSION RECOMMENDATION: This preliminary-final plat has bypassed the Planning & Zoning Commission and is being considered by the City Council instead because the applicant has requested variances to the requirements of the Subdivision Ordinance. Per the Subdivision Ordinance, only the City Council can grant a variance.