

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, Planning Manager

**FROM:** Aaron Bloxham, Planner I

**SUBJECT:** Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Springhill-Hilton Addition, Located Approximately 700 Feet North of Craig Drive and on the West Side of U.S. Highway 75 (Central Expressway)

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

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

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.
2. The applicant revise the plat to add the filing information for the offsite 15' water easement;
3. The applicant revise the plat to add the filing information for the offsite 15' drainage easement;
4. The applicant revise the plat to add the filing information for the offsite 15' sanitary sewer easement;
5. The applicant revise the plat to add the filing information for the offsite 24' access and utility easement;
6. The applicant revise the plat to replace the City of Frisco with the City of McKinney on the access easement note; and
7. The applicant revise the plat to add the following note with the Block and Lot information, "The owners of Block XX, Lot XX of this plat shall be solely responsible for the maintenance of the storm water detention system. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance

responsibility. The City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.”

**APPLICATION SUBMITTAL DATE:** August 24, 2015 (Original Application)  
 January 6, 2016 (Revised Submittal)  
 March 15, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 6 acres into two lots for hotel uses.

**PLATTING STATUS:** The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat/replat, 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 certificate of occupancy.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 94-06-18 and “PD” Planned Development Ordinance No. 1565 (Commercial, Retail and Residential Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 94-06-18 and “PD” Planned Development Ordinance No. 1565 (Commercial, Retail and Residential Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2004-04-045 and “PD” Planned Development Ordinance No. 1998-11-62 (Commercial, Retail and Residential Uses)	Belk, Hidden Forest Subdivision, and Undeveloped Land
East	“BG” – General Business District (Commercial Use)	Service King Collision Repair
West	“PD” – Planned Development District Ordinance No. 94-06-18 and “PD” Planned Development Ordinance No. 1565 (Residential Uses)	Eldorado Country Club #2 Subdivision

**ACCESS/CIRCULATION:**

Adjacent Streets: U.S. Highway 75 (Central Expressway), 380' Right-of-Way,  
Major Regional Highway

Country Club, 60' Right-of-Way, Collector

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

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along U.S. Highway 75 (Central Expressway)

Hike and Bike Trails: Required along Country Club Drive

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.

**DRAINAGE:** The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance.

**FEES:**

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: As Determined by the City Engineer or Not Applicable

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

**ATTACHMENTS:**

- Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat