

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Danielle Quintanilla, Planner I

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A and Lot 1, Block B, of McKinney I.S.D. Stadium, Located on the Southeast Corner of Hardin Boulevard and McKinney Ranch Parkway

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 a plat for record:

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

APPLICATION SUBMITTAL DATE: November 7, 2016 (Original Application)
December 6, 2016 (Revised Submittal)
December 9, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 64.391 acres into three lots for the McKinney I.S.D. Stadium and School District 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
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Subject Property	“GC” – Governmental Complex District and “CC” – Corridor Commercial Overlay District (Governmental Complex and Commercial Uses)	Undeveloped Land
North	“C” – Planned Center District (Commercial Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 1578, “AG” – Agricultural District and “CC” – Corridor Commercial Overlay District (Industrial and Agricultural Uses)	Undeveloped Land
East	“C” – Planned Center District, “PD” – Planned Development District Ordinance No. 2009-08-059 and “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District (Commercial and Utility Uses)	Oncor Electric and Undeveloped Land
West	“C” – Planned Center District and “PD” – Planned Development District Ordinance No. 1578 (Commercial and Industrial Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Hardin Boulevard, Variable Width Right-of-Way, Major Arterial

McKinney Ranch Parkway, Variable Width Right-of-Way, Minor Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: As required per the Subdivision Ordinance

Hike and Bike Trails: Not Required

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: Not Applicable

Utility Impact Fees: Not Applicable

Median Landscape Fees: Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: As Determined by the City Engineer

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 Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat