

AGENDA ITEM

TO: City Council

THROUGH: Brian Lockley, AICP, Director of Planning

FROM: Matt Robinson, AICP, Planning Manager

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of the William Perry Hurst Addition, Located Approximately 1,200 Feet South of County Road 168 and on the East Side of County Road 166

APPROVAL PROCESS: The City Council is the final approval authority for the proposed preliminary-final plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat and associated variances with the following conditions:

1. The applicant receive approval of the associated facilities agreement.
2. 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.
3. 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.
4. The applicant receive variance to Section 142-105 (Improvements) of the Subdivision Ordinance allowing the use of individual septic systems.
5. The applicant receive a variance to the Storm Water Management Ordinance waiving the requirement to collect drainage in an underground storm water system.
6. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance to allow lot to lot drainage.
7. 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.

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.
2. The associated facilities agreement be filed with the county prior to filing the plat, subject to review and approval of the City Attorney.

APPLICATION SUBMITTAL DATE: November 28, 2016 (Original Application)
December 21, 2016 (Revised Submittal)
January 9, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 21.69 acres of land, located approximately 1,200 feet south of County Road 168 and on the east side of County Road 166 within the City of McKinney’s Extraterritorial Jurisdiction (ETJ). Since the subject property is located within the City’s ETJ, the regulations of the Zoning Ordinance do not apply to the subject property; however, regulations of the Subdivision Ordinance do apply.

Under State Law, before a property can be subdivided in the City of McKinney ETJ, it must be platted and filed for record with the Collin County Clerk, in accordance with the City of McKinney’s subdivision regulations. 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, with the intent to construct a single family residence on one of the lots. The subject property is currently vacant. 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; however, the applicant has agreed to provide the easements for said infrastructure, and to enter into a facilities agreement with the City of McKinney.

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat with the associated variance requests and conditions, a record plat, 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
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Subject Property	City of McKinney Extraterritorial Jurisdiction	Undeveloped Land
North	City of McKinney Extraterritorial Jurisdiction	Single Family Residence
South	City of McKinney Extraterritorial Jurisdiction	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 1703 (Single-Family, Multi-Family, Office and Retail Uses)	Undeveloped Land
West	City of McKinney Extraterritorial Jurisdiction	Myers Park Event Center

ACCESS/CIRCULATION:

Adjacent Streets: County Road 166, 120’ 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 County Road 166
- 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 associated plat, unless otherwise specified in an approved facilities agreement. Required public improvements include the following:

Road Improvements: The site is currently served by CR 166 which is a 24-foot wide concrete curb and gutter roadway (ultimate southbound lanes) with underground drainage. The applicant would be required to widen 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 CR 166 has previously

been acquired by Collin County. The applicant has requested a variance from the construction requirements.

Water Improvements: The site is currently served by a City of McKinney 12-inch water line. The applicant would be required to construct a 24-inch water line parallel to CR 166 across their frontage. The applicant has dedicated an easement for the water line but has requested a variance from the construction requirements.

Sewer Improvements: The site is adequately sized to be served by a septic system. The applicant would be required to construct 10-inch and 12-inch sewer lines across the north and central portions of the property and offsite lines capable of serving the site. The site is located approximately 3 ½ miles from the nearest City of McKinney sewer line. The applicant has dedicated easements for the sewer lines but has requested a variance from the construction requirements.

Drainage improvements: The site receives drainage flows from Myers Park and from agricultural and residential estate land upstream from the site. The applicant would be required to study the drainage area and provide adequate capacity for fully-developed flow through the site. The applicant has dedicated easements for the drainage systems but has requested a variance from the study requirements.

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, unless the requested variances are approved.

FEES:

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| Roadway Impact Fees: | Not Applicable (Ordinance No. 2013-11-108) |
| Utility Impact Fees: | Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) unless City Council grants the requested variances. |
| Median Landscape Fees: | Not Applicable |
| Park Land Dedication Fees: | Not 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.

ATTACHMENTS:

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