

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the McKinney Fire Station Number 9 Addition, Located Approximately 3,160 Feet North of U.S. Highway 380 (University Drive) and on the East Side of Lake Forest Drive

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: March 14, 2016 (Original Application)
March 28, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 2.99 acres into one lot for the City of McKinney Fire Station #9.

The applicant submitted an associated rezoning request (16-073Z) and site plan request (16-075SP) for City of McKinney Fire Station #9. These items were approved by the City Council on May 3, 2016.

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

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"GC" – Governmental Complex District	Undeveloped Land
North	"AG" – Agricultural District	Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 1478 (Single Family Residential Uses)	Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 1478 (Single Family Residential Uses)	Undeveloped Land
West	"PD" – Planned Development District Ordinance No. 2003-06-060 (Single Family Residential Uses)	Summit View Lake Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Lake Forest, 120' Right-of-Way, Major Arterial

Future Summit View Drive, 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 Lake Forest and Future Summit View Drive

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 (Ordinance No. 2013-11-108)

Utility Impact Fees: Not 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

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