

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Samantha Pickett, Planner II

**SUBJECT:** Consider/Discuss/Act on a Preliminary-Final Plat for Lots 2-5, Block A, of the McKinney Medical Center Addition, Located on the Southeast Corner of Spur 399 and Medical Center Drive

**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 provide filing information for separate instrument and off-site easements.

**APPLICATION SUBMITTAL DATE:** July 27, 2015 (Original Application)  
August 7, 2015 (Revised Submittal)  
August 13, 2015 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 49.19 acres into four lots, Lot 2 (approximately 14.97 acres), Lot 3 (approximately 7.79 acres), Lot 4 (approximately 22.99 acres) and Lot 5 (approximately 1.41 acres) for commercial and multi-family residential uses. A site plan for a multi-family residential development has been approved for proposed Lot 3 (14-068SP), and a site plan for a convenience store/fueling station is under review for proposed Lot 5 (15-154SP).

**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:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“PD” – Planned Development District Ordinance No. 2012-03-006 (Light Manufacturing and Multi-Family Residential Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 200-11-093 and “SUP” – Specific Use Permit Ordinance No. 2002-05-051 (Golf Course and Multi-Family Residential Uses)	The Greens of McKinney
South	City of Fairview	Single Family Homes
East	“PD” – Planned Development District Ordinance No. 2005-01-004 (Office Uses), “PD” – Planned Development District Ordinance No. 2002-08-079 (Office Uses), “PD” – Planned Development District Ordinance No. 2005-08-081 (Multi-Family Residential Uses), “AG” – Agricultural District (Agricultural Uses), and the City of Fairview	Single Family Homes, Oakstreet Nursery, and Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 96-11-51 (Light Manufacturing Uses)	McKinney Medical Arts Building, Pediatric Urology, McKinney Cancer Center, Comprehensive OB/GYN, and Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Spur 399, Variable Width Right-of-Way, Major Regional Highway  
Medical Center Drive, 80’ Right-of-Way, Minor Arterial  
Frisco Road, 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 Spur 399, Medical Center Drive, and Frisco Road

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: 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

**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