



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 18-0185PF      **Name:** Virginia Heights Addition Preliminary-Final Plat  
**Type:** Agenda Item      **Status:** Approved  
**In control:** Planning & Zoning Commission  
**On agenda:** 9/11/2018      **Final action:** 9/11/2018  
**Title:** Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-4, Block A, of the Virginia Heights Addition, Located at the Northeast Corner of Virginia Parkway and Coit Road

**Indexes:**

**Attachments:** 1. Standard Conditions Checklist, 2. Location Map and Aerial Exhibit, 3. Letter of Intent, 4. Proposed Preliminary-Final Plat

| Date      | Ver. | Action By                    | Action   | Result |
|-----------|------|------------------------------|----------|--------|
| 9/11/2018 | 1    | Planning & Zoning Commission | Approved | Pass   |

Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-4, Block A, of the Virginia Heights Addition, Located at the Northeast Corner of Virginia Parkway and Coit Road

**COUNCIL GOAL:** Direction for Strategic and Economic Growth  
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space.)

**MEETING DATE:** September 11, 2018

**DEPARTMENT:** Planning

**CONTACT:** Derrick Rhys Wilson, Planner I  
Samantha Pickett, AICP, Planning Manager  
Jennifer Arnold, AICP, Interim Director of Planning

**APPLICATION SUBMITTAL DATE:** June 18, 2018 (Original Application)  
August 14, 2018 (Revised Submittal)  
August 17, 2018 (Revised Submittal)  
August 28, 2018 (Revised Submittal)

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

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.
2. The applicant file the associated conveyance plat (18-0184CVP) with the County.

**ITEM SUMMARY:** The applicant is proposing plat four conveyance-platted lots (proposed Lots 1R, 2R, 3, and 4, Block A of the Parcel 1502 Addition) for development, Lot 1 (approximately 1.142

acres), Lot 2 (approximately 2.475 acres), Lot 3 (approximately 2.304 acres), and Lot 4 (approximately 4.483 acres). The applicant has indicated that lots will be used to construct a gas station, day care, retail, and office uses.

An associated concept plan for the subject property was approved by City Council on July 17, 2018 by City Council; a specific use permit for a gas station (18-0005SUP) was subsequently approved for proposed Lot 1 on September 4, 2018.

**PLATTING STATUS:** The subject property is currently conveyance platted as Lot 1, Block A, of the Parcel 1502 Addition; however a subsequent conveyance plat (18-0184CVP) must be filed prior to filing a plat for development on the subject property. 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 | “PD” - Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)                | Undeveloped Land  |
| North            | “PD” - Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses) | Undeveloped Land  |
| South            | “PD” - Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)                | Undeveloped Land  |
| East             | “PD” - Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses) | Undeveloped Land  |
| West             | City of Frisco   | Undeveloped Land  |

**ACCESS/CIRCULATION:**

Adjacent Streets: Virginia Parkway, 120’ Right-of-Way, Major Arterial Coit Road, 120 Right-of-Way, Major Arterial

**TREE PRESERVATION ORDINANCE:** The applicant will be responsible for complying with the Tree Preservation Ordinance, and for submittal of a tree survey or tree preservation plan, as determined by the City Arborist. The applicant will be responsible for applying for all necessary permits for any tree removal that is to occur on site.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Coit Road  
Hike and Bike Trails: Required along Virginia Parkway

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 accompanying 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, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

**FEES:**

Roadway Impact Fees: Not Applicable per Westridge Agreement (Ordinance No. 2013-11-108)

Utility Impact Fees: Not Applicable per Westridge Agreement (Ordinance No. 2017-02-021)

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 not received any comments either in opposition to or in support of the proposed preliminary-final plat.