



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	Unzoned (City of McKinney ETJ)	Undeveloped Land
North	Unzoned (City of McKinney ETJ)	Undeveloped Land
South	Unzoned (City of McKinney ETJ)	Undeveloped Land; Single Family Residences
East	Unzoned (City of McKinney ETJ)	Trinity Falls Subdivision; Electrical Substation
West	Unzoned (City of McKinney ETJ)	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Future Weston Road (F.M. 543), Variable Width Right-of-Way, Major Arterial

**TREE PRESERVATION ORDINANCE:** Because the subject property is located within the City of McKinney’s ETJ, the applicant will not 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 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.

**FEES:**

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

Utility Impact Fees: Applicable (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.