



18-0203PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of Grayson Collin Substation Addition, Located on the Southwest Corner of McKinney Ranch Parkway and State Highway 121 (Sam Rayburn Tollway)

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: August 14, 2018

DEPARTMENT: Planning

CONTACT: David Soto, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Interim Director of Planning

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 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 revise the plat to dimension all easements.

APPLICATION SUBMITTAL DATE: July 13, 2018 (Original Application)
July 30, 2018 (Revised Submittal)
August 07, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 17.79 acres into two lots, proposed Lot 1 (approximately 3.96 acres) and proposed Lot 2 (approximately 13.83 acres).

An associated specific use permit (SUP2018-0014) is currently under review for an electric substation on proposed Lot 1. The specific use permit will be subject to review and approval by the Planning and Zoning Commission and City Council prior to the proposed use being permitted on the subject property.

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

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2013-03-025, and "REC" - Regional Employment Center Overlay District and "CC" - Commercial Corridor Overlay District (Mixed Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2013-03-025 (Mixed Uses), "PD" - Planned Development District Ordinance No. 1480 (Commercial Uses), "C" - Planned Center District (Commercial Uses), "REC" -Regional Employment Center Overlay District and "CC" - Commercial Corridor Overlay District	Post Oak Apartments, McKinney Ranch Townhomes, Barks Hotel for Dogs, and Courtesy Nissan/Lone Star Buick
South	City of Allen	Undeveloped Land
East	City of Allen and City of Fairview	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2008-05-046 (Agricultural Uses)	Oncor Electric Substation and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: State Highway 121 (Sam Rayburn Tollway), Variable Width Right-of-Way, Major Regional Highway

McKinney Ranch Parkway, 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 McKinney Ranch Parkway and State Highway 121 (Sam Rayburn Tollway)
Hike and Bike Trails:	Not Applicable
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:	Applicable (Ordinance No. 2013-11-108)
Utility Impact Fees:	Applicable (Ordinance No. 2017-02-021)
Median Landscape Fees:	Required along McKinney Ranch Parkway
Park Land Dedication Fees:	Not Required
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.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)