



19-0194PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Grace Acres, Located in the ETJ of McKinney on the South Side of County Road 1217 and on the West Side of Farm Road 2933 (Milrany Lane)

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: November 12, 2019

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Gibbon, Planner I
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: October 21, 2019 (Original Application)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following conditions:

1. The applicant provide two state plane coordinates on the plat, as required by Section 142-74 (b)(5) of the Subdivision Ordinance.
2. The applicant provide a location map on the plat to show all major roads within 1,000 feet of the subject property, as required by Section 142-74 (b)(7) of the Subdivision Ordinance.
3. The applicant provide a 15 foot by 15 foot corner clip right-of-way dedication on the plat, as required by Engineering Design Manual Section 2.3.D.
4. The applicant satisfy the conditions as shown on the attached Standard Conditions for Preliminary-Final Plat Checklist.
5. The applicant receive approval of a facilities agreement, subject to review and approval of the City Attorney. The associated facilities agreement must be filed with the County prior to filing the record plat.

6. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance, in a facilities agreement, to waive the requirement to construct water lines.
7. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance, in a facilities agreement, to waive the requirement to construct sanitary sewer lines.
8. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance, in a facilities agreement, to waive the requirement to construct public streets.
9. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance, in a facilities agreement, to allow for use of septic systems.
10. The applicant receive a variance to the Storm Water Management Ordinance, in a facilities agreement, to waive the requirement to collect drainage in an underground storm water system.
11. The applicant receive a variance, in a facilities agreement, to waive the requirement that fire hydrants shall be provided and spaced as required by Engineering Design Manual Section 5.2.L.
12. The applicant receive a variance, in a facilities agreement, to waive the requirement that fire flow and minimum fire residual pressure shall be provided as required by Engineering Design Manual Section 5.2.E.
13. The applicant receive a variance, in a facilities agreement, to waive the requirement that two points of approved fire apparatus access into the development shall be provided as required by Engineering Design Manual Section 2.6.E.

In order to receive final approval of the plat, the applicant has the opportunity to make one resubmittal which corrects all items listed above.

ITEM SUMMARY:

- The applicant is proposing to plat two lots (approximately 3.35 acres) for development in the City of McKinney's Extraterritorial Jurisdiction (ETJ). Since the subject property is located within the City's ETJ, the regulations of the Zoning Ordinance do not apply to the subject property; however, regulations of the Subdivision Ordinance do apply.
- Under State Law, before a property can be subdivided in the City of McKinney ETJ, it must be platted and filed for record with the Collin County Clerk, in accordance with the City of McKinney's subdivision regulations. A facilities

agreement will be considered by the City Council with the requested variances to the requirements of the Subdivision Ordinance. Per the Subdivision Ordinance, only the City Council may grant these variances.

- The applicant is requesting to plat two tracts of land into two lots for residential uses. Both properties currently have a single family home. The applicant has indicated to Staff the desire to not construct or escrow for the typical required improvements, such as water, sanitary sewer and public streets; however, the applicant has agreed to provide the easements for said infrastructure, and to enter into a facilities agreement with the City of McKinney.

ROAD IMPROVEMENTS:

- The site is currently served by County Road 1217 and Farm Road 2933 (Milrany Lane) which is a variably wide asphalt concrete roadway with roadside drainage ditches and driveway culverts. The applicant is dedicating 45 feet of right-of-way along County Road 1217 and 10 feet of right-of-way along Farm Road 2933 (Milrany Lane). The applicant has requested a variance from the construction requirements.

WATER IMPROVEMENTS:

- The site is currently served by the North Collin Special Utility District. The applicant would be required to construct an 8-inch to 12-inch City of McKinney water line through the subject tract and approximately three miles of off-site water lines. The applicant has requested a variance from the construction requirements.

SEWER IMPROVEMENTS:

- The site is adequately sized to be served by septic systems. The applicant would be required to construct an 8-inch to 10-inch City of McKinney sewer line through their site, with approximately three miles of off-site sanitary sewer lines capable of serving the property. The applicant has requested a variance from the construction requirements.

DRAINAGE IMPROVEMENTS:

- The site currently drains towards the west. The applicant would be required to study the drainage area and provide adequate capacity for fully-developed flow through the site. The applicant is dedicating an easement for future drainage improvements and has requested a variance from the construction requirements.
- 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, unless the requested variances are approved.

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP):

- Farm Road 2933 (Milrany Lane) is planned to be a major arterial with six lanes

based on the Master Thoroughfare Plan. The proposed preliminary-final plat dedicates 10 feet of right-of-way along Farm Road 2933 (Milrany Lane) that is adequate for future road improvements.

OPPOSITION TO OR SUPPORT OF REQUEST:

Staff has received no comments in support of or opposition to this request.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)