



19-0072PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 - 3, Block A, of the Broadstone McKinney Addition, Located on the Northwest Corner of State Highway 5 and Frisco 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: August 13, 2019

DEPARTMENT: Planning

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

APPLICATION SUBMITTAL DATE: April 30, 2019 (Original Application)
June 21, 2019 (Revised Submittal)
July 7, 2019 (Revised Submittal)
July 18, 2019 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following condition, 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/Replat Approval Checklist, attached.

ITEM SUMMARY: The applicant is proposing to plat three lots for development, Lot 1 (approximately 9.58 acres), Lot 2 (approximately 4.32 acres), and Lot 3 (approximately 1.08 acres).

An associated site plan (19-0037SP) for multi-family residential uses on proposed Lot 1 is currently under review.

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. 2017-12-109 (Light Manufacturing, Office, and Multi-Family Residential Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2012-03-006 (Light Manufacturing, Office, and Multi-Family Residential Uses)	McKinney Village Apartments
South	Town of Fairview	Texas Star Group and Single Family Residence
East	Town of Fairview	Oak Street Wholesale Nursery
West	"PD" - Planned Development District Ordinance No. 1996-11-51 (Light Manufacturing, Office, and Multi-Family Residential Uses)	McKinney Cancer Center, Snyder-Hopkins Family Medicine Center, Neil Vora M.D.

ACCESS/CIRCULATION:

Adjacent Streets: State Highway 5, Variable Width Right-of-Way, Minor Arterial
Frisco Road, 80' Right-of-Way, Collector

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 State Highway 5 and Frisco Road
Hike and Bike Trails: Not Required
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:	Not Required
Park Land Dedication Fees:	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](#)