TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the Holder Hill Addition, Located at 4025 County Road 405

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: October 18, 2016

DEPARTMENT: Planning

CONTACT: Brian Lockley, AICP, Director of Planning
Samantha Pickett, Planning Manager
Eleana Galicia, Planner I

RECOMMENDED CITY COUNCIL ACTION:
- Staff recommends approval of the proposed preliminary-final plat and associated variances with the following conditions:

    1. The applicant receive approval of the associated facilities agreement.

    2. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance waiving the requirement to construct public streets including the associated street lighting and sidewalks adjacent to the property.

    3. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance waiving the requirement to construct sanitary sewer and water lines to the subject property and extend them to the adjacent property upstream.

    4. The applicant receive variance to Section 142-105 (Improvements) of the Subdivision Ordinance allowing the use of individual septic systems.

    5. The applicant receive a variance to the Storm Water Management Ordinance waiving the requirement to collect drainage in an underground storm water system.

6. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance to allow lot to lot drainage.

7. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance requiring water systems to be of a sufficient size to furnish fire protection to all lots.

Prior to the issuance of a building permit:

8. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.

9. The associated facilities agreement be filed with the county prior to filing the plat, subject to review and approval of the City Attorney.

ITEM SUMMARY:
- The applicant is proposing to subdivide approximately 10 acres of land, located at 4025 County Road 405 McKinney, Texas within 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. Typically, preliminary-final plats are considered by the Planning and Zoning Commission. This preliminary-final plat has bypassed the Planning and Zoning Commission and is being considered by the City Council because the applicant has requested several variances to the requirements of the Subdivision Ordinance. Per the Subdivision Ordinance, only the City Council can grant a variance.

- The applicant is requesting to subdivide the property into one lot to construct a single family residence. The applicant has indicated to Staff the desire to not construct or escrow for the typical required improvements, such as water, sanitary sewer, and roads, however, the applicant has agreed to provide the easements for said infrastructure, and to enter into a facilities agreement with the City of McKinney.

BACKGROUND INFORMATION:
- Please see attached Staff Report.

FINANCIAL SUMMARY:
- N/A

BOARD OR COMMISSION RECOMMENDATION:

- This preliminary-final plat has bypassed the Planning and Zoning Commission and is being considered by the City Council instead because the applicant has requested multiple variances to the requirements of the Subdivision Ordinance. Per the Subdivision Ordinance, only the City Council can grant a variance.

SUPPORTING MATERIALS:

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