



17-002PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-3, Block A, of the Tallent Addition, Located Approximately 200 Feet East of County Road 410 and on the South Side of F.M. 2933

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: April 18, 2017

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Brian Lockley, AICP, Director of Planning

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:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.
2. The associated facilities agreement be filed with the county prior to filing the plat, subject to review and approval of the City Attorney.

APPLICATION SUBMITTAL DATE: January 17, 2017 (Original Application)
January 26, 2017 (Revised Submittal)
February 1, 2017 (Revised Submittal)
February 8, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 4.984 acres of land, located approximately 200 Feet East of County Road 410 and on the South Side of F.M. 2933 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 three lots, with the intent to have a single family residence on each of the lots with lot 2 having an additional personal workshop. The subject properties currently include two homes and vacant land. 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.

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 building permit.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	City of McKinney Extraterritorial Jurisdiction	Single Family Residences, Undeveloped Land
North	City of McKinney Extraterritorial Jurisdiction	Undeveloped Land
South	City of McKinney Extraterritorial Jurisdiction	Truck/Trailer Storage
East	City of McKinney Extraterritorial Jurisdiction	Single Family Residence
West	City of McKinney Extraterritorial Jurisdiction	Single Family Residence

ACCESS/CIRCULATION:

Adjacent Streets: F.M. 2933, Variable Width Right-of-Way, M4D

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along F.M. 2933
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 associated 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, unless the requested variances are approved.

Road Improvements: The site is currently served by FM 2933 which is a 24-foot wide asphalt roadway with bar ditches. The applicant would be required to widen the roadway across their frontage by constructing a 24-foot wide concrete curb and gutter roadway (ultimate northbound lanes) with 6-foot sidewalks and underground drainage. Right-of-way for FM 2933 has previously been acquired by Collin County. The applicant has requested a variance from the construction requirements.

Water Improvements: The site is currently served by a North Collin Special Utility

District 4-inch water line. The applicant would be required to obtain easements and construct approximately three (3) miles of offsite water lines capable of supplying adequate fire flow to the Property from the nearest City of McKinney water line. The applicant has requested a variance from the construction requirements.

Sewer Improvements: The site is adequately sized to be served by a septic system. The applicant would be required to construct 8-inch and 12-inch sewer lines across the north and central portions of the property and offsite lines capable of serving the site. The site is located approximately one and three-quarter (1 $\frac{3}{4}$) miles from the nearest City of McKinney sewer line. The applicant has dedicated easements for the sewer lines but has requested a variance from the construction requirements.

Drainage Improvements: The site receives drainage flows from FM 2933 and from agricultural and residential estate land upstream from the site. The applicant would be required to study the drainage area and provide adequate capacity for fully-developed flow through the site. The applicant has dedicated easements for the drainage systems but has requested a variance from the study requirements.

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

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP): The proposed request does not conflict with the Master Thoroughfare Plan.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

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

SUPPORTING MATERIALS:

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