



17-069PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of WWI Addition, Located on the Northeast Corner of McKinney Ranch Parkway and Hardin Boulevard

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: April 25, 2017

DEPARTMENT: Planning

CONTACT: Samantha Pickett, Planning Manager
Danielle Quintanilla, Planner I

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 condition, which must be satisfied prior to filing a plat for record:

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

APPLICATION SUBMITTAL DATE: March 13, 2017 (Original Application)
March 28, 2017 (Revised Submittal)
April 10, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 12.36 acres into two lots, proposed Lot 1 (approximately 5.16 acres), and proposed Lot 2 (approximately 7.05 acres), for commercial uses.

The applicant received approval of a specific use permit (16-165SUP) for a self-storage facility (Simply Storage) for Lot 1 on October 4, 2016. The associated site plan (17-070SP) was approved by Staff on April 11, 2017.

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	"C" - Planned Center District (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 95-10-51 (Single Family Residential Uses)	Eldorado Pointe Subdivision
South	"GC" - Governmental Complex (Institutional Uses)	Undeveloped Land
East	"RG-18" - General Residence District (Residential Uses)	Undeveloped Land
West	"C" - Planned Center District (Commercial Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Hardin Boulevard, 120' Right-of-Way, Greenway Arterial

McKinney Ranch Parkway, Variable Right-of-Way, Minor Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: As Required by the Subdivision Ordinance

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.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2017-02-021)

Median Landscape Fees: Required along Hardin Boulevard and 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 received no comments or phone calls 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](#)