



17-158PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of Dynacraft Addition, Located Approximately 1,000 Feet North of Wilmeth Road and on the East Side of Redbud Boulevard

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: July 11, 2017

DEPARTMENT: Planning

CONTACT: Danielle Quintanilla, Planner I
Samantha Pickett, Planning Manager
Brian Lockley, Director of Planning, AICP, CPM

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 conditions, 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 Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: June 2, 2017 (Original Application)
June 21, 2017 (Revised Submittal)
June 28, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to develop an approximately 81.97 acre tract of land for industrial uses.

The associated site plan (17-157SP) is currently under review by Staff.

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat, a record plat, 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	"LI" - Light Industrial District (Industrial Uses)	Undeveloped Land
North	"LI" - Light Industrial District (Industrial Uses) and "AG" - Agricultural District (Agricultural Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses) and "ML" - Light Manufacturing District (Manufacturing Uses)	United Parcel Service (UPS), International Paper, Collin County Medical Examiner, Collin County Public Works and Undeveloped Land
East	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land
West	"AG" - Agricultural District (Agricultural Uses), "C" - Planned Center District (Commercial Uses), "LI" - Light Industrial District (Industrial Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Redbud Boulevard, 100' 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

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.

FEES:

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

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

Median Landscape Fees: Applicable along Redbud Boulevard

Park Land Dedication Fees: Not Applicable

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](#)