



17-081PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R1, 2R1 and 3-17, Block B, of Wilson Creek Crossing, Located on the Southwest Corner of U.S. Highway 380 (University Drive) and Lake Forest Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: August 8, 2017

DEPARTMENT: Planning

CONTACT: Danielle Quintanilla, Planner I
Samantha Pickett, Planning Manager, AICP
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 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 Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: March 13, 2017 (Original Application)
March 31, 2017 (Revised Submittal)
April 7, 2017 (Revised Submittal)
April 17, 2017 (Revised Submittal)
July 21, 2017 (Revised Submittal)
July 26, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing replat two conveyance-platted lots (approximately 62.69 acres) into 17 lots for commercial uses.

An associated site plan (Case 16-153SP) for a proposed Kroger Grocery on Lot 1R2, fuel station on Lot 15 and retail and restaurant uses on Lots 9 and 14 are currently

under review by Staff.

PLATTING STATUS: The subject property is currently conveyance platted as Lots 1R and 2R, Block B of Wilson Creek Crossing. 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	"BG" - General Business District (Commercial Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2007-07-068 (Commercial Uses) and "CC" - Corridor Commercial Overlay District	Baylor Scott and White Medical Center McKinney
South	"PD" - Planned Development District Ordinance No. 2002-04-028 (Single Family Residential Uses) and "AG" - Agricultural District (Agricultural Uses)	Brookview Subdivision and Undeveloped Land
East	"C" - Planned Center District (Commercial Uses), "PD" - Planned Development District Ordinance No. 2010-06-016 (Office Uses), "PD" - Planned Development District Ordinance No. 2013-06-053 (Office Uses), "AG" - Agricultural District (Agricultural Uses) and "CC" - Corridor Commercial Overlay District	Valero Corner Store, Subway, Chicken Express, McKinney Pediatrics, Envision Imaging, Alliance Bank, Pinnacle Eye Associates and Undeveloped Land
West	"BG" - General Business District (Commercial Uses), "AG" - Agricultural District (Agricultural Uses), "PD" - Planned Development District Ordinance No. 2002-04-028 (Single Family Residential Uses) and "CC" - Corridor Commercial Overlay District	Wilson Creek Professional Center and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Right-of-Way, Major Regional Highway

Lake Forest Drive, Variable Right-of-Way, Greenway Arterial

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 plat, 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: 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 Lake Forest Drive

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