



17-216PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of HSW Addition, Located Approximately 1,955 Feet East of Redbud Boulevard and on the North Side of Wilmeth Road

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: September 12, 2017

DEPARTMENT: Planning

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

APPLICATION SUBMITTAL DATE: July 25, 2017 (Original Application)
August 21, 2017 (Revised Submittal)
August 28, 2017 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary -final plat with the following conditions, which must be satisfied prior to filing a plat for record:

1. The applicant revise the right-of-way dedication label for Wilmeth Road to read "ROW Dedication, City of McKinney" on the plat.
2. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.

ITEM SUMMARY: The applicant is proposing to develop an approximately 13.32 acre tract of land for an industrial use.

The associated site plan (17-146SP) for a proposed office/warehouse building 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	"ML" - Light Manufacturing District (Manufacturing Uses)	Undeveloped Land
North	"LI" - Light Industrial District (Industrial Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2003-05-052 (Agricultural Uses)	Oak Hollow Golf Course
East	"ML" - Light Manufacturing District (Manufacturing Uses)	Collin County Public Works and Collin County Medical Examiner
West	"PD" - Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses)	United Parcel Service (UPS) and International Paper

ACCESS/CIRCULATION:

Adjacent Streets: Wilmeth Road, Variable Right-of-Way, Major 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 plan, 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 per 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, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

FEES:

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

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

Median Landscape Fees: Applicable along Wilmeth Road

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](#)