



17-226PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 2R and 10, Block A, of the Encore McKinney Addition, Located Approximately 660 Feet East of Custer Road and on the North Side of Stacy Road

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: October 10, 2017

DEPARTMENT: Planning

CONTACT: Melissa Spriegel, 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 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.
2. The applicant revise the plat to provide filing information for all off-site easements and easements by separate instrument.

APPLICATION SUBMITTAL DATE: August 4, 2017 (Original Application)
August 31, 2017 (Revised Submittal)
September 8, 2017 (Revised Submittal)
September 13, 2017 (Revised Submittal)
September 25, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 3.55 acres into two lots, Lot 2R, 2.43 acres, and Lot 10, 1.12 acres. The applicant has indicated that Lot 10 will be used to construct a restaurant with a drive-through window (Freddy's

Frozen Custard).

An associated site plan (case #17-198SP) for Lot 10 was approved by Staff on August 17, 2017.

PLATTING STATUS: The subject property is currently conveyance platted as Lot 2, Block A of the Encore McKinney Addition. 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	"PD" - Planned Development District Ordinance No. 2013-08-075 and "REC" - Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2013-08-075 and "REC" - Regional Employment Overlay District (Commercial Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2013-10-098 (Commercial Uses); "PD" - Planned Development District Ordinance No. 2010-11-049 (Multi-Family Residential Uses) and "REC" - Regional Employment Overlay District	Aldi, Retreat at Craig Ranch
East	"PD" - Planned Development District Ordinance No. 2013-08-075 and "REC" - Regional Employment Overlay District (Commercial Uses)	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2013-08-075 and "REC" - Regional Employment Overlay District (Commercial Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Stacy Road, Variable Width Right-of-Way, Principle 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:	Required along Stacy Road
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:	Not Applicable
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](#)