



17-034PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-3, Block A, of Redbud Pump Station Addition, Located on the South Side Bloomdale Road and on the East Side of Redbud Boulevard

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: January 9, 2018

DEPARTMENT: Planning

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

APPLICATION SUBMITTAL DATE: April 28, 2017 (Original Application)
May 30, 2017 (Revised Submittal)
August 8, 2017 (Revised Submittal)
December 8, 2017 (Revised Submittal)
December 20, 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 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 easements dedicated by separate instrument, subject to review and approval of the City Engineer.

ITEM SUMMARY: The City of McKinney and North Texas Municipal Water District (NTMWD) are proposing to subdivide one lot into three lots, proposed Lot 1 (approximately 14.41 acres), proposed Lot 2 (approximately 10.76 acres) and proposed Lot 3 (approximately 27.96 acres).

A specific use permit and site plan were approved City Council on December 5, 2017 for the Redbud Pump Station, located on proposed Lot 1.

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 building permit.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"AG" - Agricultural District and "CC" - Corridor Commercial Overlay District (Agricultural Uses)	Undeveloped Land
North	"AG" - Agricultural District (Agricultural Uses), "PD" - Planned Development District Ordinance No. 1640 (Commercial Uses), "O" - Office District (Office Uses) and "CC" - Corridor Commercial Overlay District	McLary Cemetery, Naomi Press Elementary School and Undeveloped Land
South	"LI" - Light Industrial District (Industrial Uses), "AG" - Agricultural District (Agricultural Uses), and "CC" - Corridor Commercial Overlay District	Undeveloped Land
East	"AG" - Agricultural District (Agricultural Uses) and "LI" - Light Industrial District (Industrial Uses)	Undeveloped Land
West	"C" - Planned Center District (Commercial Uses), "LI" - Light Industrial District (Industrial Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Bloomdale Road, 120' Right-of-Way, Major Arterial

 Redbud Boulevard, 100' Right-of-Way, Minor Arterial

 McLary Drive, Future 100' Right-of-Way, Collector

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 Redbud Boulevard
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](#)