



18-0069PFR

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 3R, 4, 5, and 6, Block A, McClure Elementary School Addition, Located on the Southwest Corner of U.S. Highway 380 (University Drive) and Ridge Road

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: February 27, 2018

DEPARTMENT: Planning

CONTACT: David Soto, Planner I
Samantha Pickett, AICP, Planning Manager
Brian Lockley, AICP, CPM, Director of Planning

APPLICATION SUBMITTAL DATE: January 24, 2018 (Original Application)
February 13, 2018 (Revised Submittal)
February 19, 2018 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary -final replat 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/Replat Approval Checklist, attached.

ITEM SUMMARY: The applicant is proposing to replat one existing lot (6.71 acres), into 4 lots for commercial uses.

PLATTING STATUS: The subject property is currently platted as Lot 3, Block A of the McClure Elementary School Addition. Subsequent to the approval of the preliminary-final replat, 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	"C" - Planned Center District and "CC" Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2004-06-068 and "CC" Corridor Commercial Overlay District (Retail Uses)	Undeveloped Land
South	"C" - Planned Center District and "CC" Corridor Commercial Overlay District (Commercial Uses)	McClure Elementary School
East	"BG" - General Business District and "CC" Corridor Commercial Overlay District (Commercial Uses)	CVS Pharmacy and Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2003-02-009 and "CC" Corridor Commercial Overlay District (Commercial Uses)	Ahern Rentals

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Width Right-of-Way, Major Regional Highway Ridge Road, 120' 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 plan, as determined by the City. 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 U.S. Highway 380 and Ridge 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 replat.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of intent](#)

[Proposed Preliminary-Final Replat](#)

[PowerPoint Presentation](#)