



17-0021PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for 331 Single Family Residential Lots and 9 Common Areas (Cambridge Meadows), Located at the Southwest Corner of County Road 412 and County Road 409

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

MEETING DATE: August 6, 2018

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Jennifer Arnold, AICP, Interim Director of Planning

RECOMMENDED CITY COUNCIL ACTION: Staff recommends disapproval of the proposed preliminary-final plat and associated variances if the Applicant's Version of the facilities agreement is disapproved because the plat does not conform to the requirements of the City's subdivision regulations.

If, however, the Applicant's Version of the facilities agreement is approved, Staff recommends approval of the proposed preliminary-final plat and associated variances with the following conditions:

1. The applicant receive approval of the associated facilities agreement.
2. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance waiving the requirement to construct adequate public streets, including the associated street lighting and sidewalks adjacent to the property.
3. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance waiving the requirement to construct adequate sanitary sewer and water lines to the subject property.

Prior to the issuance of a building permit:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.
2. The associated facilities agreement be filed with the county prior to filing the plat, subject to review and approval of the City Attorney.

APPLICATION SUBMITTAL DATE: November 7, 2017 (Original Application)
February 15, 2018 (Revised Submittal)
March 26, 2018 (Revised Submittal)
May 11, 2018 (Revised Submittal)
June 19, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 82.5 acres of land, located at the southwest corner of County Road 412 and County Road 409 within the City of McKinney's Extraterritorial Jurisdiction (ETJ). Since the subject property is located within the City's ETJ, the regulations of the Zoning Ordinance do not apply to the subject property; however, regulations of the Subdivision Ordinance do apply.

Under State Law, before a property can be subdivided in the City of McKinney ETJ, it must be platted and filed for record with the Collin County Clerk, in accordance with the City of McKinney's subdivision regulations. Typically, preliminary-final plats are considered by the Planning and Zoning Commission. This preliminary-final plat has bypassed the Planning and Zoning Commission and is being considered by the City Council because the applicant has requested several variances to the requirements of the Subdivision Ordinance. Per the Subdivision Ordinance, only the City Council can grant a variance.

The applicant is requesting to subdivide the property into 331 lots with 9 common areas, including a wastewater or sanitary sewer package plant and a community center building and pool. The subject property currently has one residence on the property. The applicant has indicated to Staff the desire to not construct or escrow for the typical required offsite improvements, such as the extension of water, sanitary sewer, and roads to provide adequate public infrastructure to the subject property; however, the applicant has agreed to enter into the Applicant's Revision of a facilities agreement with the City of McKinney that is different than the Original Agreement prepared by City staff and which proposed Applicant's Revision is the subject of a separate agenda item.

On July 17, 2018, the City Council voted 6-1-0 to table the plat and associated Facilities Agreement (18-582) to the August 6, 2018 City Council meeting in order for the applicant to discuss with their client on how they want to proceed. Since that time, Staff has not received any feedback from the applicant.

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	City of McKinney Extraterritorial Jurisdiction	Single Family Residence / Undeveloped Land
North	City of McKinney Extraterritorial Jurisdiction	Bard / Undeveloped Land
South	City of McKinney Extraterritorial Jurisdiction	Vacant / Undeveloped Land
East	City of McKinney Extraterritorial Jurisdiction	Single Family Residence
West	City of McKinney Extraterritorial Jurisdiction	Single Family Residence

ACCESS/CIRCULATION:

Adjacent Streets: County Road 412, Variable Width Right-of-Way County Road 409, 60' Right-of-Way

TREE PRESERVATION ORDINANCE: The applicant will not be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: N/A
Hike and Bike Trails: N/A

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the associated 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, unless the requested variances are approved.

ROAD IMPROVEMENTS: The site is currently served by CR 409 and CR 412 which are 20-foot wide asphalt roadways with roadside drainage ditches. Absent the approval of a facilities agreement, the applicant would be required to improve the roadways across their frontage, along with 2 ½ miles of offsite roadway to provide adequate access. Such construction would include a minimum 24-foot wide concrete curb & gutter roadway with underground drainage, 5-foot sidewalks, and other appurtenances. The applicant is dedicating right-of-way for future roadway improvements along their

frontage, only, and has requested a variance from the design and construction requirements as well as the responsibility to acquire the offsite right-of-way.

WATER IMPROVEMENTS: The site is situated in an area that is “dual-certificated” between the City and North Collin Special Utility District (“North Collin”). Pursuant to an interlocal agreement between the City and North Collin, the provision of domestic and fire flow water service rests with the City. North Collin appears willing to provide domestic and fire flow water service to the Cambridge Meadows subdivision IF: (1) the applicant ties in to both an 8-inch and a 10-inch diameter water line, and (2) the applicant also makes significant off-site improvements to North Collin’s potable drinking water system.

Absent the approval of a facilities agreement, the applicant would be required to construct a minimum 12-inch diameter City of McKinney water line parallel to CR 409 and CR 412 across their frontage, along with 2 ¾ miles of offsite water line and other appurtenances capable of serving the site. The applicant has requested a variance from the design and construction requirements as well as the responsibility to acquire the offsite easements. The applicant has instead proposed to receive water service from North Collin Water Supply Corporation but has not yet provided any documentation confirming the availability of a completed system through North Collin that can furnish both domestic and fire flow potable drinking water to the Cambridge Meadows subdivision. The applicant also has not provided any form of contract indicating that it is agreeing to make the required improvements to obtain the necessary domestic and fire flow service for the Cambridge Meadows subdivision.

SEWER IMPROVEMENTS: The site is currently served by an individual septic system for the existing house; however, the proposed lots are not adequately sized to support individual septic systems. Absent the approval of a facilities agreement, the applicant would be required to construct a minimum 8-inch diameter City of McKinney sewer line through their site, along with 2 ¾ miles of offsite sewer line and other appurtenances capable of serving the site. The applicant is dedicating an on-site easement for the future sewer line improvement and has requested a variance from the design and construction requirements as well as the responsibility to acquire the offsite easements. The applicant has proposed to construct and operate a private on-site wastewater treatment facility or sewer package plant.

DRAINAGE IMPROVEMENTS: The site receives drainage flows from agricultural land upstream of the site. The applicant is required to study the drainage area and provide adequate capacity for fully-developed flow through the site.

FEES:

Roadway Impact Fees:	Not 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

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP): The proposed request does not conflict with the Master Thoroughfare Plan.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

BOARD OR COMMISSION RECOMMENDATION: This preliminary-final plat has bypassed the Planning & Zoning Commission and is being considered by the City Council because the applicant has requested variances to the requirements of the Subdivision Ordinance. Per the Subdivision Ordinance, only the City Council can grant a variance.

SUPPORTING MATERIALS:

[7.17.18 CC Minutes \(DRAFT\)](#)
[Standard Conditions Checklist](#)
[Location Map & Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)
[Presentation](#)