



18-0197PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R & 9, Block A, of the McKinney Forest Addition, Located Approximately 200 Feet East of Lake Forest Drive and on the North Side of McKinney Ranch Parkway

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: November 13, 2018

DEPARTMENT: Planning

CONTACT: Derrick Rhys Wilson, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: July 9, 2018 (Original Application)
October 15, 2018 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary -final plat with the following condition(s), 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.
1. The applicant revise the title block to remove "1 Block" and "Lots 1, 2, 3, 4, & 5, Block A".
2. The applicant revise the plat to provide the existing filing information on the exhibit.
3. The applicant revise the plat to remove "proposed" from all easements.

ITEM SUMMARY: The applicant is proposing to subdivide one lot (approx. 2.40 acres) into two lots, proposed Lot 1R and proposed Lot 9.

PLATTING STATUS: The subject property is currently conveyance platted as Lot 1, Block A of the Lake Forest Crossing 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. 2014-01-001 (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2014-01-001 (Commercial Uses)	Advantage Self-Storage
South	"PD" - Planned Development District Ordinance No. 2000-09-066 and "REC" - Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 95-06-27 (Single Family Residential Uses)	Eldorado Heights Subdivision
West	"PD" - Planned Development District Ordinance No. 95-06-27 (Commercial Uses)	7-Eleven

ACCESS/CIRCULATION:

Adjacent Streets: McKinney Ranch Parkway, 120' Right-of-Way, Minor 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: Not Required

Hike and Bike Trails: Required along McKinney Ranch Parkway

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](#)