



18-0244PFR

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 2R and 3, Block D of McKinney Industrial Park No. 2, Located Approximately 1,280 South of Industrial Boulevard and on the West Side of FM 546

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 27, 2018

DEPARTMENT: Planning

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

APPLICATION SUBMITTAL DATE: September 21, 2018 (Original Application)
October 31, 2018 (Revised Submittal)
November 12, 2018 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final replat with the following condition, 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 (Lot 2) into two lots (Lots 2R and 3) for industrial/warehouse uses.

PLATTING STATUS: The subject property is currently platted as Lot 2, Block A, of the McKinney Industrial Park No. 2 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	"ML" - Light Manufacturing District and "MH" - Heavy Manufacturing District (Industrial Uses)	Undeveloped Land
North	"ML" - Light Manufacturing District (Industrial Uses) and "MP" - Mobile Home Park District (Residential Uses)	Bramblewood Mobile Home Park and Undeveloped Land
South	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 1680 (Industrial Uses)	Blue Mountain Equipment and Undeveloped Land
West	"MH" - Heavy Manufacturing District (Industrial Uses)	Wistron Green Tech

ACCESS/CIRCULATION:

Adjacent Streets: FM 546, Variable 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. 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 FM 546

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 Required
Park Land Dedication Fees:	Not Required
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](#)

[Presentation](#)