



**18-0211PFR**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 4 and 5, Block A of Victory at Stonebridge, Located at 1800 North Stonebridge Drive

**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:** December 11, 2018

**DEPARTMENT:** Planning

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

**APPLICATION SUBMITTAL DATE:** August 6, 2018 (Original Application)  
August 27, 2018 (Revised Submittal)  
November 19, 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 part of one existing lot and a common area into two lots (Lots 4 and 5) for commercial uses.

**PLATTING STATUS:** The subject property is currently platted as part of Lot 1, Block A, of Victory at Stonebridge and Common Area A-2R, Block A of the Parcel 520 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:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“C2” - Local Commercial District (Commercial Uses) and “CC” - Corridor Commercial Overlay District	Undeveloped Land
North	“C2” - Local Commercial District (Commercial Uses) and “CC” - Corridor Commercial Overlay District	E.J. Wills Gastropub, McKinney Coffee Company, Fuzzy’s Taco Shop, Circle K Gas Station, and Majestic Nail Spa
South	“PD” - Planned Development District Ordinance No. 2000-11-092 (Mixed Uses)	Dermatology & Skin Cancer Surgery Center and Stonebridge Endodontics
East	“PD” - Planned Development District Ordinance No. 2000-11-092 (Mixed Uses)	Undeveloped Land
West	“PD” - Planned Development District Ordinance No. 2001-07-080 (Mixed Uses)	Lake La Cima and Villages of La Cima

**ACCESS/CIRCULATION:**

Adjacent Streets: North Stonebridge Drive, 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 North Stonebridge Drive
- 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](#)