



18-0288PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R, 2R, 3R & 4R, Block A, of the Bogard Addition, Located Approximately 690 Feet West of State Highway 5 (McDonald Street) and on the South Side of Eldorado 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: February 12, 2019

DEPARTMENT: Planning

CONTACT: Kaitlin Gibbon, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: November 29, 2018 (Original Application)
January 31, 2019 (Revised Submittal)

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

ITEM SUMMARY: The applicant is proposing to plat 4 lots for development, Lot 1R (approximately 1.23 acres), Lot 2R (approximately 1.69 acres), Lot 3R (approximately 0.47 acres), and Lot 4R (approximately 13.36 acres).

PLATTING STATUS: The subject property is currently conveyance platted as Lots 1, 2, 3 & 4, Block A of the Bogard 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. 2018-03-016 (Commercial, Office, Warehouse and Agricultural Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2006-06-087 (Commercial Uses)	Collin County Appraisal District and Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 99-07-052 (Golf Course and Open Space Uses)	Former Greens of McKinney Golf Course
East	"MH" - Heavy Manufacturing District (Industrial and Manufacturing Uses)	Ferrell Gas and Storage Sense
West	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Eldorado Parkway, 120' Right-of-Way, Major 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: 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 plat.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)