



18-0150PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for the Mansions Addition, Located Along the South Side of County Road 123 and Approximately 1,300 Feet East of the Intersection of Custer Road and County Road 123.

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: April 9, 2019

DEPARTMENT: Planning

CONTACT: Aaron Bloxham, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: May 16, 2018 (Original Application)
July 16, 2018 (Revised Submittal)
November 2, 2018 (Revised Submittal)
March 8, 2019 (Revised Submittal)
March 25, 2019 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary -final plat with the following conditions, 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.
2. The applicant revise the plat to add a note stating "the required minimum fire flow of 1,500 GPM at 20 PSI shall be provided for single family development."

ITEM SUMMARY: The applicant is proposing to subdivide approximately 155 acres into five lots, Lot 1, Block A (approximately 1.8 acres), Lot 2, Block A (approximately 58.7 acres), Lot 3, Block A (approximately 73 acres), Lot 1, Block B (approximately 4.5 acres), and Lot 2, Block B (approximately 9.9 acres). The applicant has indicated that lots will be used to construct a multi-phased multi-family development.

The plat meets all the requirements of the Subdivision Regulations, which by law, means that this item is non-discretionary and must be approved.

However the properties are not going to be served by city water, as properties that are not located within McKinney's Certificate of Convenience and Necessity (CCN) boundary. The applicant has shown that the property will meet the water requirements of the subdivision ordinance, which includes the dedication of a 15' water easement through the property, by providing water service to the site through a private well.

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 signing off on the ETJ Platting Verification Letter for Collin County.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	McKinney Extraterritorial Jurisdiction (ETJ)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2006-06-073 (Commercial and Single Family Residential Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 1770 (Commercial and Residential Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 1770 (Commercial and Residential Uses)	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2013-02-009 (Commercial and Single Family Residential Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: County Road 123 (future Bloomdale Road), 130' Right-of-Way, Principal Arterial County Road 124, 60' Right-of-Way, Collector

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
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:

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