



19-0017PF

**TITLE:** Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 - 7, Block A, of the Benji Addition, Located on the Northwest Corner of South Tennessee Street and East Graham Street

**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 23, 2019

**DEPARTMENT:** Planning

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

**APPLICATION SUBMITTAL DATE:** January 29, 2019 (Original Application)  
March 25, 2019 (Revised Submittal)  
April 4, 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 revise the dedication language on the record plat to reference the proposed Lots, Block and Addition Name.
2. 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 plat 7 lots (approximately 1.45 acres) for single family residential uses.

**PLATTING STATUS:** The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat, a record plat, 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 building permit.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"RS 60" - Single Family Residential District (Single Family Residential Uses)	Single Family Residence
North	"RS 60" - Single Family Residential District (Single Family Residential Uses)	Single Family Residence
South	"RS 60" - Single Family Residential District (Single Family Residential Uses)	Single Family Residence
East	"RS 60" - Single Family Residential District (Single Family Residential Uses)	Single Family Residence
West	"RS 60" - Single Family Residential District (Single Family Residential Uses)	Single Family Residence

**ACCESS/CIRCULATION:**

Adjacent Streets:      South Tennessee Street, 40' Right-of-Way, Town Thoroughfare  
                                 South Kentucky Street, 30' Right-of-Way, Collector   East Graham  
                                 Street, 30' Right-of-Way, Local

**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:                      Required along East Graham Street and South Kentucky Street

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:              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](#)