



19-0084PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, UHAUL 380 Addition, Located Approximately 560 Feet East of Private Road 5312 and 950 Feet South of U.S. Highway 380

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: July 23, 2019

DEPARTMENT: Planning

CONTACT: David Soto, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: May 6, 2019 (Original Application)
June 10, 2019 (Revised Submittal)
July 9, 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 provide filing instrument information for all off-site easements.

ITEM SUMMARY: The applicant is proposing to plat one lot (approximately 8.459 acres) for development in the City of McKinney's Extraterritorial Jurisdiction (ETJ). The applicant has indicated that lot will be used for commercial uses.

PLATTING STATUS: The subject property is currently unplatted in the ETJ. 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 the associated ETJ Platting Verification Letter. This Letter is required in order for the County to issue a building permit.

ZONING:

| Location | Zoning District (Permitted Land Uses) | Existing Land Use |
|------------------|--|--------------------------|
| Subject Property | City of McKinney Extraterritorial Jurisdiction (ETJ) | Undeveloped Land |
| North | City of McKinney Extraterritorial Jurisdiction (ETJ) | Sunstate Equipment |
| South | City of McKinney Extraterritorial Jurisdiction (ETJ) | Undeveloped Land |
| East | City of McKinney Extraterritorial Jurisdiction (ETJ) | Aero Country Airport |
| West | City of McKinney Extraterritorial Jurisdiction (ETJ) | U-Haul Moving & Storage |

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.

FEES:

Roadway Impact Fees: Not 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:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)