



19-0053PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the Auto Nation McKinney Addition, Located on the Northeast Corner of South Hardin Boulevard and State Highway 121 (Sam Rayburn Tollway)

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: Joe Moss, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: February 4, 2019 (Original Application)
April 24, 2019 (Revised Submittal)
June 7, 2019 (Revised Submittal)
July 2, 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 provide all off-site and separate instrument filing information.
2. The applicant remove "Lot 2, Block A" from the adjacent eastern property.
3. 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 one lot for development, Lot 1 (approximately 5.956 acres). The applicant has indicated that lots will be used to construct an automotive repair facility. The associated site plan 18-0094SP2 was

approved by City Council on February 5, 2019.

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 issuance of a building permit.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 1578, "PD" - Planned Development District Ordinance No. 1575 and "CC" - Corridor Commercial Overlay District (Light Manufacturing Uses)	Undeveloped Land
North	"GC" - Governmental Complex District and "CC" - Corridor Commercial Overlay District (Governmental Uses)	MISD Stadium
South	City of Allen	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 1578 and "CC" - Corridor Commercial Overlay District (Light Manufacturing Uses)	Undeveloped Land
West	"C" - Planned Center District (Commercial Uses and "CC" - Corridor Commercial Overlay District	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: South Hardin Boulevard, 124' Right-of-Way, Major Arterial State Highway 121 (Sam Rayburn Tollway), Variable Width Right-of-Way, Major Regional Highway

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 South Hardin Boulevard and State Highway 121
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: Applicable along S. Hardin Boulevard

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 this request.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)