



19-0063PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the Oquist Addition, Located on the North Side of County Road 407 and Approximately 250 Feet East of Songbird Lane

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: September 17, 2019

DEPARTMENT: Planning

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

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the proposed preliminary-final plat and associated variances with the following conditions:
 1. The applicant receive approval of the associated facilities agreement.
 2. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance waiving the requirement to construct a 24' wide concrete curb and gutter pavement section of County Road 407
 3. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance waiving the requirement to construct underground storm drainage facilities
 4. The applicant receive a variance to International Fire Code and Subdivision Ordinance regarding fire flow water supply, fire hydrants, and fire access lanes
 5. The applicant receive a variance to Section 142-105 (Improvements) of the

Subdivision Ordinance waiving the requirement to construct water lines.

6. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance waiving the requirement to construct sanitary sewer lines.
 7. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance to allow for use of septic systems
 8. The applicant receive a variance to conduct a downstream drainage study
 9. The applicant receive a variance to the Storm Water Management Ordinance waiving the requirement to collect drainage in an underground storm water system.
 10. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance to allow lot to lot drainage.
 11. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance requiring water systems to be of a sufficient size to furnish fire protection to all lots.
- Prior to the issuance of a building permit:
 1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.
 2. The associated facilities agreement be filed with the County prior to filing the plat, subject to review and approval of the City Attorney.

APPLICATION SUBMITTAL DATE: April 11, 2019 (Original Application)
May 10, 2019 (Revised Submittal)
May 24, 2019 (Revised Submittal)
June 26, 2019 (Revised Submittal)

ITEM SUMMARY:

- The applicant is proposing to plat one lot (approximately 2.88 acres) for development in the City of McKinney's Extraterritorial Jurisdiction (ETJ). Since the subject property is located within the City's ETJ, the regulations of the Zoning Ordinance do not apply to the subject property; however, regulations of the Subdivision Ordinance do apply.
- Under State Law, before a property can be subdivided in the City of McKinney ETJ, it must be platted and filed for record with the Collin County Clerk, in accordance with the City of McKinney's subdivision regulations. Typically,

preliminary-final plats are considered by the Planning and Zoning Commission. This preliminary-final plat has bypassed the Planning and Zoning Commission and is being considered by the City Council because the applicant has requested several variances to the requirements of the Subdivision Ordinance. Per the Subdivision Ordinance, only the City Council can grant a variance.

- The applicant is requesting to plat one tract of land into one lot for residential uses and a commercial cell phone antenna support structure. The property currently is developed as a single family residential tract, but the applicant is proposing to add a commercial cell phone antenna support structure in the northeast corner of the subject property. The applicant has indicated to Staff the desire to not construct or escrow for the typical required improvements; however, the applicant has agreed to provide the appropriate easements for infrastructure, and to enter into a facilities agreement with the City of McKinney.

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.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	City of McKinney Extraterritorial Jurisdiction (ETJ)	Single Family Residence
North	City of McKinney Extraterritorial Jurisdiction (ETJ)	Single Family Residence
South	City of McKinney Extraterritorial Jurisdiction (ETJ)	Collin County Off Road, Certified Auto Detailers Company, New Image Auto Hail and Dent Repair, KAPKO USA, Central Vapors, Butler Automotive, NAPA Auto Care Center, Modern Audio Solutions, 3 rd Coast Diesels
East	City of McKinney Extraterritorial Jurisdiction (ETJ)	Single Family Residence
West	City of McKinney Extraterritorial Jurisdiction (ETJ)	Single Family Residence

ACCESS/CIRCULATION:

Adjacent Streets: County Road 407, Variable Width Right-of-Way, Road By Others
Songbird Lane, Variable Width Right-of-Way, Road By Others

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.

ROAD IMPROVEMENTS:

- The site is currently served by County Road 407 and Songbird Lane which are variably wide asphalt and gravel roadways, respectively with roadside drainage ditches and driveway culverts. The applicant has dedicated 30 feet of right-of-way along County Road 407, and has requested a variance from the construction requirements.

WATER IMPROVEMENTS:

- The site is currently served by the North Collin Special Utility District. The applicant would be required to construct an 8-inch City of McKinney water line to and through the subject tract and approximately 14,000 linear feet of off-site water lines capable of supplying adequate domestic and fire flow to the property from the nearest City of McKinney water line. The applicant has requested a variance from the construction requirements.

SEWER IMPROVEMENTS:

- The site is adequately sized to be served by septic systems. The applicant would be required to construct an 8-inch City of McKinney sewer line through their site, with approximately 8,500 feet of off-site sanitary sewer lines capable of serving the property. The applicant has requested a variance from the construction requirements.

DRAINAGE IMPROVEMENTS:

- The site receives drainage flows from surrounding properties. The applicant would be required to study the drainage area and provide adequate capacity for fully-developed flow through the site. The applicant has requested a variance

from the construction requirements.

- 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, unless the requested variances are approved.

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

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP):

- The proposed request does not conflict with the Master Thoroughfare Plan.

OPPOSITION TO OR SUPPORT OF REQUEST:

- Staff has received no comments in support of or opposition to this request.

BOARD OR COMMISSION RECOMMENDATION:

- This preliminary-final plat has bypassed the Planning & Zoning Commission and is being considered by the City Council because the applicant has requested variances to the requirements of the Subdivision Ordinance. Per the Subdivision Ordinance, only the City Council can grant a variance.

SUPPORTING MATERIALS:

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