



19-0101PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the SmartStop Self Storage Addition, Located on the East Side of North Custer Road (FM 2478) and Approximately 800 Feet North of West University Drive (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: October 1, 2019

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Aaron Bloxham, 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 as noted in the associated facilities agreement:
 1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.
 2. The applicant file the associated facilities agreement for the escrowing of required improvements.
 3. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance waiving the requirement to construct a 24-inch diameter water line to the subject property and to extend the line to the adjacent upstream property.
 4. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance waiving the requirement to construct an 8-inch sanitary sewer line to the subject property.

5. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance waiving the requirement to construct a 24' wide concrete fire lane and access easement to complete secondary emergency access in and out of the subject property.
6. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance to allow for use of septic systems.

APPLICATION SUBMITTAL DATE: June 6, 2019 (Original Application)
July 17, 2019 (Revised Submittal)
August 9, 2019 (Revised Submittal)

ITEM SUMMARY:

- The applicant is proposing to plat one lot (approximately 3.98 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 commercial uses. The property is currently developed as a mini-warehouse facility (self-storage). In order to bring the developed mini-warehouse facility into conformance with the City's subdivision regulations, the applicant is required to plat the subject property. The applicant has indicated to Staff the desire to not construct for the typical required improvements; however, the applicant has agreed to provide the easements for said infrastructure improvements, and to enter into a facilities agreement for the escrowing of the required improvements with the City of McKinney.
- Per the provisions of the City's subdivision ordinance, the proposed plat has satisfied the following requirements for a preliminary-final plat in the attachment to this report called "Preliminary-Final Plat Checklist".

ROAD IMPROVEMENTS:

- The site is currently served by North Custer Road (FM 2478) which is a variably

wide concrete roadway with roadside drainage ditches and driveway culverts. The required improvement to provide a 24' wide fire lane and access easement designed and constructed to City standards to complete secondary emergency access in and out of the subject property is to be deferred by the associated facilities agreement. As such, the applicant is meeting the Subdivision Ordinance.

WATER IMPROVEMENTS:

- The site is to be served by the City of McKinney. The applicant would be required to construct a 24-inch City of McKinney water line to and through the subject tract for approximately 260 linear feet. The applicant requested and received a variance from the construction requirements via a facilities agreement. Per the facilities agreement, the City has agreed to design and construct the 24-inch water line for approximately 260 linear feet as a part of a capital improvement project.

SEWER IMPROVEMENTS:

- The site is adequately sized to be served by septic systems. The applicant is requesting a variance to not extend the 8-inch sanitary sewer line to the subject property, and to allow for on-site septic use in accordance to the facilities agreement to account for the typical sewer improvements.

DRAINAGE IMPROVEMENTS:

- The site receives drainage flows from the surrounding properties. The applicant is dedicating an easement for drainage improvements. 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.

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](#)

[Completeness Checklist](#)

[Associated Facilities/Escrow Agreement](#)