



19-0092PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Princeton Crossing, Located in the ETJ of McKinney on the Southeast Corner of County Road 412 and County Road 409

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 7, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Danielle R. Mathews, AICP, Planner II

APPLICATION SUBMITTAL DATE: May 23, 2019 (Original Application)
July 26, 2019 (Revised Submittal)
March 10, 2020 (Revised Submittal)

RECOMMENDED CITY COUNCIL ACTION: Staff recommends denial of the proposed preliminary-final plat due to its lack of conformance with the Subdivision Ordinance, including applicable engineering and fire protection requirements.

Per the provisions of the City's Subdivision Ordinance, the applicant must also satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.

ITEM SUMMARY: The applicant proposes to subdivide approximately 82.572 acres into 333 lots, one lot dedicated to a sewer easement, one homestead lot, and eight common areas for single family residential uses.

Per the provisions of the City's Subdivision Ordinance, the proposed plat shall satisfy all requirements for a preliminary-final plat. Items currently not satisfied for the proposed preliminary-final plat are shown on the attachment to this report titled "Explanations for Disapproval Summary" and includes, but is not limited to, the following:

- Offsite easements required for offsite improvements are not shown;
- Residential roadways shall not exceed 600 feet between curves, bends, and terminus points;
- Minimum median opening spacing(s) shall be 525 feet nose-to-nose;
- Residential lots less than 50 feet in width shall have driveways that only access alleys; and
- Minimum fire flow provided shall be 1,500 gallons per minute at 20 pounds per square inch residual pressure.

Because the applicant desires to operate an independent wastewater treatment plant for sewer service, he has requested that the Public Utility Commission (PUC) remove the site from McKinney's Certificate of Convenience and Necessity (CCN). As proposed, water and wastewater services do not meet the minimum requirements of the Engineering Design Manual. However, should the request be approved by the PUC, only the final bullet point above would be affected, meaning the applicant may use North Collin Special Utility District and not the City of McKinney for water service. The subdivision and roadway standards noted above and in the attached documents still apply, and the basic water and sewer service standards remain the same, including minimum required fire flow.

APPROVAL PROCESS: The proposed Preliminary-Final Plat was submitted to the City on May 23, 2019, which was prior to the effective date of the new procedural requirements of Chapter 212 of the Texas Local Government Code. As such, and due to the lack of conformance with the City's Subdivision Ordinance, include engineering and fire safety requirements, Staff is recommending denial of the plat. The City Council is the final approval authority for the proposed preliminary-final plat.

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:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Summary for Denial](#)

[Standard Conditions Checklist](#)

[Proposed Preliminary-Final Plat](#)