

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for 98 Single Family Residential Lots, 1 Commercial Lot, and 9 Common Areas (Wilmeth Ridge South), Being Fewer than 58 Acres, Located Approximately 860 Feet West of C.R. 160 and on the South Side of C.R. 161 (Wilmeth Road)

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final plat.

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/Replat Approval Checklist, attached.
2. The applicant submit a revised the flood study to verify the location of the floodplain limits, subject to review and approval of the City Engineer.

APPLICATION SUBMITTAL DATE: March 24, 2014 (Original Application)
August 21, 2014 (Revised Submittal)
September 8, 2014 (Revised Submittal)
September 29, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 57.85 acres into 98 single family detached residential lots, 1 commercial lot and 9 common areas, and dedicate right-of-way and construct Ridge Road and the southern half of Wilmeth Road, located approximately 860 feet west of C.R. 160 and on the south side of C.R. 161 (Wilmeth Road).

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 and/or Certificate of Occupancy (as appropriate).

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2013-12-113 (Single Family Residential and Commercial Uses)

North	"PD" – Planned Development District Ordinance No. 2013-12-113 (Single Family Residential, Office and Commercial Uses)	Undeveloped Land
South	"ETJ" – City of McKinney Extraterritorial Jurisdiction	Undeveloped Land
East	"ETJ" – City of McKinney Extraterritorial Jurisdiction	Single Family Residences and Undeveloped Land
West	"ETJ" – City of McKinney Extraterritorial Jurisdiction	Triple Creek Academy and Frozen Ropes

ACCESS/CIRCULATION:

Adjacent Streets: C.R. 161 (Wilmeth Road), 120' Right-of-Way, Major Arterial
Future Ridge Road, Proposed 120' Right-of-Way, Major Arterial

Discussion: All proposed lots have access to a public street.

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 Arborist. The applicant will also be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Wilmeth Road, Future Ridge Road and as Required per the Subdivision Ordinance
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 associated 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. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees: Applicable along Wilmeth Road and Future Ridge Road

Park Land Dedication Fees: Applicable

Pro-Rata: As determined by the City Engineer

MISCELLANEOUS: The proposed preliminary-final plat shows a number of lots within the existing floodplain. Upon completion of the necessary engineering, these lots may be useable but at the present time the applicant has not provided information validating the usability of said lots. As such, Staff recommends that prior to submitting a record plat for review and approval the applicant revise the plat to provide the limits of the floodplain (ensuring that each proposed lot has a minimum of 80 feet of depth clear of the floodplain limit), subject to review and approval by the Director of Engineering. If, after the proper amount of engineering has been done, the affected lots cannot meet the City's requirements, these lots must be dedicated as common areas, to be owned and maintained by the homeowners' association.

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.

ATTACHMENTS:

- Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat