

**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 139 Single Family Residential Lots and 7 Common Areas (Barcelona Addition, Phase II), Located on South Side of Silverado Trail and Approximately 550 Feet West of McKinney Ranch Parkway

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

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**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 revise the plat to update the title block to show the correct number of lots and common areas.
3. The applicant revise the title block to include Lot 1, Block W.
4. The applicant revise the common area labels in Blocks U and V to be labeled as "Common Area U-1" and "Common Area V-1".

**APPLICATION SUBMITTAL DATE:** October 14, 2013 (Original Application)  
October 30, 2013 (Revised Submittal)  
November 26, 2013 (Revised Submittal)  
January 23, 2014 (Revised Submittal)  
January 29, 2014 (Revised Submittal)  
September 23, 2014 (Revised Submittal)  
October 27, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 44.74 acres into 139 single family residential lots and 7 common areas.

**PLATTING STATUS:** The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat/replat, 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 certificate of occupancy.

**EXISTING ZONING AND SURROUNDING LAND USES:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" Planned Development District Ordinance No. 2007-08-072 and "REC" – Regional Employment Center Overlay District (Single Family Residential Uses)	Undeveloped Land
North	"PD" Planned Development District Ordinance No. 2001-07-078 and "REC" – Regional Employment Center Overlay District (Single Family Residential Uses)	Brookstone Subdivision
South	"PD" Planned Development District Ordinance No. 2007-08-072 (Single Family Residential Uses), "PD" Planned Development District Ordinance No. 2014-02-012 (Single Family Residential and Commercial Uses) and "REC" – Regional Employment Center Overlay District	Undeveloped Land
East	"PD" Planned Development District Ordinance No. 2014-02-012 (Multi-Family Residential Uses) and "REC" – Regional Employment Center Overlay District	Undeveloped Land
West	"PD" Planned Development District Ordinance No. 2007-08-072 (Single Family Residential Uses), "PD" Planned Development District Ordinance No. 2002-06-068 (Single Family Residential Uses) and "REC" – Regional Employment Center Overlay District	Harvest Bend Subdivision and Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Silverado Trail, 120' Right-of-Way, Minor Arterial

McKinney Ranch Parkway, 120' Right-of-Way, Major Arterial

**TREE PRESERVATION ORDINANCE:** The applicant will be responsible for complying with the Tree Preservation Ordinance.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Silverado Trail and as Required per the Subdivision Ordinance

Hike and Bike Trails: Not Required

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.

**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: Not Applicable per MRL Agreement

Park Land Dedication Fees: Applicable

Pro-Rata: Not Applicable

**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