

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Samantha Pickett, Planning Manager

**FROM:** Eleana Galicia, Planner I

**SUBJECT:** Consider/Discuss/Act on a Preliminary-Final Plat for 43 Single Family Residential Lots and 4 Common Areas (Emerald Heights), Located Approximately 140 Feet South of Gray Branch Road and on the East Side of Ridge Road

**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 a plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.

**APPLICATION SUBMITTAL DATE:** June 27, 2016 (Original Application)  
July 26, 2016 (Revised Submittal)  
August 25, 2016 (Revised Submittal)  
September 29, 2016 (Revised Submittal)  
October 7, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 31.36 acres into 43 single family detached residential lots and 4 common areas.

On October 4, 2016, the City Council voted 6-0-0 to approve an associated Specific Use Permit (16-196SUP) to allow for a Private Street Subdivision on the subject property.

**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 certificate of occupancy.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“PD” – Planned Development District Ordinance No. 2011-06-039 (Single Family Residential Uses)	Undeveloped Land
North	“AG” – Agricultural District (Agricultural Uses) and “PD” – Planned Development District Ordinance No. 1763 (Single Family Residential Uses)	Single Family Residences
South	“PD” – Planned Development District Ordinance No. 2011-06-039 (Single Family Residential Uses) and “PD” – Planned Development District Ordinance No. 2000-11-092 (Single Family Residential Uses)	Undeveloped Land, and Stonebridge Estates Subdivision
East	“PD” – Planned Development District Ordinance No. 2000-03-022 (Single Family Residential Uses)	Cambridge Subdivision Common Area
West	“PD” – Planned Development District Ordinance No. 2011-06-039 (Single Family Residential Uses)	Wynn Ridge Estates Subdivision

**ACCESS/CIRCULATION:**

Adjacent Streets: Ridge Road, 120’ Right-of-Way, Greenway Arterial

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

**PUBLIC IMPROVEMENTS:**

Sidewalks: As Required per the Subdivision Ordinance

Hike and Bike Trails: Required along Ridge Road

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:	Applicable along Ridge Road
Park Land Dedication Fees:	Applicable
Pro-Rata:	As Determined by the City Engineer

**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 Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat