

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**FROM:** Ross Altobelli, Senior Planner

**SUBJECT:** Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of Estate of Allen Crutcher Wynn, for Approval of a Preliminary-Final Plat for Lot 1, Block A, Lot 2, Block A, Lots 1-6, Block B, Lots 1-9, Block C, and Lots 1-12, Block D, of the Wynn Ridge Addition, Approximately 49.00 Acres, Located on the East Side of Ridge Road and Approximately 1,600 Feet North of Virginia Parkway.

**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:

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

Prior to filing the plat for record:

2. The applicant revise the plat to provide a 20' common area for screening and buffering along south side of Street "A"

**APPLICATION SUBMITTAL DATE:** June 25, 2012 (Original Application)  
August 7, 2012 (Revised Submittal)  
August 13, 2012 (Revised Submittal)

**ITEM SUMMARY:** The subject property is 48.996 acres of which 11.609 acres is intended for development of 27 single family residential lots and 3 common areas at this time. No development is currently intended on the remainder of the property. The subject property is located along the East side of Ridge Road approximately 1,200' north of Creekside Drive.

**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.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: "PD" – Planned Development District Ordinance No. 2011-06-039 (Single Family Residential Uses)

North	"PD" – Planned Development District Ordinance No. 2011-06-039 (Single Family residential Uses)	Existing Single Family Home
South	"PD" – Planned Development District Ordinance No. 2007-05-053 ("SF-1" – Single Family Residential Uses)	Undeveloped Land
East	PD" – Planned Development District Ordinance No. 2000-11-092 ("SF-3" - Single Family Residential Uses)	Stonebridge Estates
West	"PD" – Planned Development District Ordinance No. 2011-06-039 (Single Family Residential Uses)	Wynn Ridge Residential Subdivision

**ACCESS/CIRCULATION:**

Adjacent Streets: Ridge Road, 120-Foot Right of Way, 4-Lane Greenway Arterial (G-4D)

Discussion: The proposed subdivision reflects two access points from Ridge Road. A series of internal roadways provides access to all of the proposed single family residential lots. The applicant has provided each lot with adequate access to an existing street by frontage on such street as required by the Subdivision Ordinance.

**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

Hike and Bike Trails: Required along Ridge Road. Upon development of Lot 1 Block A and/or Lot 2 Block A a 10' wide hike and bike trail will be required in accordance with the Hike and Bike Master Plan. The trail shall be located within a Pedestrian access easement which shall be shown on the plan prior to filing.

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. 2008-10-173)

Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

Median Landscape Fees: Required along Ridge Road

Park Land Dedication Fees: Applicable

Pro-Rata: As determined by the City Engineer

**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 Approval Checklist
- Maps
- Letter of Intent
- Proposed Preliminary-Final Plat