

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, Planning Manager

**FROM:** Samantha Pickett, Planner II

**SUBJECT:** Consider/Discuss/Act on a Preliminary-Final Plat for 86 Single Family Attached Lots, 7 Common Areas, and 2 Commercial Lots (Silverado Townhomes Addition), Located Approximately 2,400 Feet North of Stacy Road and on the West 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 condition, 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/Replat Approval Checklist, attached.

**APPLICATION SUBMITTAL DATE:** December 14, 2015 (Original Application)  
December 22, 2015 (Revised Submittal)  
January 6, 2016 (Revised Submittal)  
January 11, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 22.50 acres into 86 single family attached residential (townhome) lots, 7 common areas, and 2 commercial lots, located approximately 2,400 feet north of Stacy Road and on the west side of Ridge 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.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“PD” – Planned Development District Ordinance No. 2014-02-012 and “REC” – Regional Employment Center Overlay District (Commercial and Single Family Attached Residential Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2007-10-103 and “PD” – Planned Development District Ordinance No. 1895 (Commercial and Multi-Family Residential Uses)	St. Andrew’s Episcopal Church and Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2007-09-085, “PD” – Planned Development District Ordinance No. 2012-11-059 and “REC” – Regional Employment Center Overlay District (Multi-Family Residential Uses)	Millennium McKinney Apartments and Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2002-03-019, “PD” – Planned Development District Ordinance No. 2014-10-077 and “REC” – Regional Employment Center Overlay District (Commercial and Single Family Residential Uses)	Saddle Club Subdivision and Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2007-08-072 and “REC” – Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Ridge Road, Variable Right-of-Way, Major 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 Ridge Road and McKinney Ranch

Parkway 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: 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/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat