

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Danielle Quintanilla, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 91 Single Family Residential Townhome Lots, 18 Common Areas and 1 Commercial Lot (Ridge View Townhomes), Located on the Northeast Corner of McKinney Ranch Parkway and Ridge Road

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

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final replat 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 Replat Approval Checklist, attached.
2. The applicant revise the plat to label all proposed easements, subject to review and approval of the City Engineer.
3. The applicant receive approval of the associated minor replat by the Planning and Zoning Commission and be filed for recordation with the Collin County Clerk.

APPLICATION SUBMITTAL DATE: August 29, 2016 (Original Application)
September 26, 2016 (Revised Submittal)
October 10, 2016 (Revised Submittal)
October 25, 2016 (Revised Submittal)
November 8, 2016 (Revised Submittal)
November 11, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 13.087 acres into 91 single family residential townhome lots, 18 common areas and 1 commercial lot.

The applicant has submitted a minor replat (16-320MRP) for the subject property, which is also being considered at the December 13, 2016 Planning and Zoning Commission meeting.

PLATTING STATUS: The subject property is currently platted as Lot 2, Block B of the Eldorado Heights Center East Addition. Subsequent to the approval of the preliminary-final 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 building permit.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" – Planned Development District Ordinance No. 1895 (Commercial Uses)	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 1895 (Residential Uses)	Sonora Ridge Subdivision
South	"PD" – Planned Development District Ordinance No. 2014-02-012 and "REC" – Regional Employment Center Overlay District (Commercial Uses) and "PD" – Planned Development District Ordinance No. 2014-10-077 and "REC" – Regional Employment Center Overlay District (Residential Uses)	Undeveloped Land, Eagle Ridge Subdivision
East	"PD" – Planned Development District Ordinance No. 1895 (Residential Uses)	Sonora Ridge Subdivision
West	"PD" – Planned Development District Ordinance No. 2007-10-103 (Commercial Uses) and "PD" – Planned Development District Ordinance No. 2008-06-064 (Commercial Uses)	Undeveloped Land, Evergreen Medical Office, Out of Space Storage

ACCESS/CIRCULATION:

Adjacent Streets: McKinney Ranch Parkway, Variable Right-of-Way, Major Arterial

Ridge Road, Variable 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: 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

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 Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation