

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 454 Single Family Residential Lots and 18 Common Areas (Southern Hills at Craig Ranch), Located Approximately 1,000 Feet East of Custer Road and approximately 300 Feet South of Collin McKinney 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, 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.
2. The applicant revise the plat to label the easement box located in Block M.
3. The applicant verify that there is adequate clearance for a 15' drainage easement in Common Area A-1, subject to review and approval by the City Engineer.

APPLICATION SUBMITTAL DATE: January 11, 2016 (Original Application)
January 29, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 135.98 acres into 454 single family residential lots and 18 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 building permit.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2014-01-002 and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2003-05-050, “PD” – Planned Development District Ordinance No. 2005-06-066 and “REC” – Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2007-10-107 and “REC” – Regional Employment Center Overlay District (Commercial Uses)	McKinney Towne Crossing
East	“PD” – Planned Development District Ordinance No. 2014-01-002 (Single Family Residential Uses), “PD” – Planned Development District Ordinance No. 2001-02-017 (Commercial Uses) and “REC” – Regional Employment Center Overlay District	TPC at Craig Ranch and Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2014-01-002 and “REC” – Regional Employment Center Overlay District (Multi-Family Residential Uses)	Sonic Drive-In, Wave Wash, National Tire and Battery, QuikTrip, and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Future Craig Ranch Parkway, 120’ Right-of-Way, 6-Lane Major Arterial Roadway

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Craig 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) (None due per VCIM Agreement)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees: Applicable if Craig Ranch Parkway is constructed with a median

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