

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Eleana Galicia, Planner I

**SUBJECT** Consider/Discuss/Act on a Preliminary-Final Plat for 58 Single Family Residential Lots, 1 Commercial Lot and 5 Common Areas (Oak Knoll Villas), Located on the Southeast Corner of Ridge Road and McKinney Ranch Parkway

**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 the plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.
2. The applicant revise the plat to shift the lot lines for Lots 9 and 10, Block B, so that the future screening and buffering wall can be located outside of the drainage easement, subject to the review and approval of the City Engineer.

**APPLICATION SUBMITTAL DATE:** November 10, 2014 (Original Application)  
November 20, 2014 (Revised Submittal)  
December 1, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 15.52 acres into 58 single family detached residential lots, 1 commercial lot and 5 common areas located on the Southeast Corner of Ridge Road and McKinney Ranch Parkway.

**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, “PD” – Planned Development District Ordinance No. 2014-10-077 (single family detached residential and commercial uses) and Regional Employment Center Overlay District	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 1895 (single family residential, multi-family and commercial uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2002-03-019 (single family residential uses) and Regional Employment Center Overlay District	Saddle Club at McKinney Ranch Subdivision
East	“PD” – Planned Development District Ordinance No. 2002-03-019 (single family residential uses) and Regional Employment Center Overlay District	Saddle Club at McKinney Ranch Subdivision
West	“PD” – Planned Development District Ordinance No. 2014-02-012 (commercial uses) and Regional Employment Center Overlay District	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: McKinney Ranch Parkway, 120’ Right-of-Way, Major Arterial

Ridge Road, 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 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: Applicable along McKinney Ranch Parkway

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 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