

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for 218 Single Family Residential Lots, 3 Commercial Lots and 7 Common Areas (Wilmeth Ridge North), Being Fewer than 74 Acres, Located on the East Side of C.R. 161 (Ridge Road) and on the North Side of Wilmeth Road

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 the 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 remove the label "Commercial" from Lots 1 and 17, Block B and Lot 1, Block G.
3. The applicant revise the title block to show "3 Commercial Lots" instead of 4.
4. The applicant revise the plat to label and dedicate Common Areas F-1, G-2, and J-1 as "Pedestrian, bicycle, and access easements."
5. The applicant revise the plat to show all property lines and filing information for properties within 200 feet of the subject property.
6. The applicant revise the drainage easement through Lots 7 and 34, Block D to be on one lot.
7. The applicant revise the drainage easement through Lots 3 and 4, Block B to be on one lot.
8. The applicant revise the drainage easement through Lots 22 and 23, Block F to be on one lot.

9. The applicant revise the plat to provide an easement for a temporary turnaround at the end of Wycliff Avenue with the development of Phase 1, subject to the review and approval of the City Engineer.

APPLICATION SUBMITTAL DATE: March 24, 2014 (Original Application)
 August 26, 2014 (Revised Submittal)
 September 17, 2014 (Revised Submittal)
 September 29, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 71.15 acres into 218 single family residential lots, 3 commercial lots, and 8 common areas, and dedicate right-of-way and construct Ridge Road and the northern half of Wilmeth Road, located east side of C.R. 161 (Ridge Road) and on the north side of Wilmeth 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 and/or Certificate of Occupancy (as appropriate).

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2013-12-113 (Single Family Residential, Office and Commercial Uses)

North	"PD" – Planned Development District Ordinance No. 2003-03-025 (Single Family Residential Uses)	Robinson Ridge Phase 5A
South	"PD" – Planned Development District Ordinance No. 2013-12-113 (Single Family Residential and Commercial Uses)	Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 2003-03-025 (Single Family Residential Uses)	Robinson Ridge Phases 2, 3, and 4
West	City of McKinney Extraterritorial Jurisdiction (ETJ)	McKinney Lifepointe Fellowship, Single Family Residences, and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: C.R. 161 (Future Ridge Road), 120' Right-of-Way, Major Arterial
Wilmeth Road, 120' Right-of-Way, Major Arterial

Discussion: All proposed lots have access to a public street. Additionally, as proposed Phase 1 shows Wycliff Avenue extending more than 150 feet and, as such, a temporary turnaround easement shall be provided for access of emergency service vehicles until such time that the street continues into a future phase of the development.

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 along C.R. 161 (Future Ridge Road) and Wilmeth Road, and as Required per the Subdivision Ordinance

Hike and Bike Trails: Required through the Irving Waterline Easement

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.

Furthermore, per the Subdivision Ordinance, where feasible, each drainage easement shall be fully located on a single lot. As such, prior to filing the plat for record, each drainage easement, identified in the conditions above, must be revised to be located on one lot.

FEES:

Roadway Impact Fees: Applicable per the associated Development Agreement (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable per the associated Development Agreement (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees: Applicable along C.R. 161 (Future Ridge Road) and Wilmeth 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/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat