

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

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

**SUBJECT:** Consider/Discuss/Act on a Preliminary-Final Plat for 157 Single Family Residential Lots, 7 Common Areas and 2 Non-Residential Lots (Bloomridge Addition), Located on the Southeast Corner of County Road 123 (Future Bloomdale Road) and County Road 161 (Future 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 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 Approval Checklist, attached.
2. The applicant revise the plat to remove land use labels from the retail and water tower lots.
3. The applicant revise the plat to correct Note #6 to state "All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the subdivision ordinance".
4. The applicant revise the plat to revise the lot breakdown to state "total non-residential lots: 2".

**APPLICATION SUBMITTAL DATE:** October 10, 2016 (Original Application)  
October 25, 2016 (Revised Submittal)  
November 1, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 54.614 acres into 157 single family residential lots, 7 common areas and 2 non-residential lots.

**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	Unzoned (City of McKinney ETJ)	Undeveloped Land
North	Unzoned (City of McKinney ETJ)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2003-03-025 (Single Family Residential Uses)	Robinson Ridge Phase V
East	“PD” – Planned Development District Ordinance No. 2010-09-032 (Single Family Residential Uses)	Heatherwood Phase 4
West	“PD” – Planned Development District Ordinance No. 2006-05-058 (Commercial Uses)	Single Family Home

**ACCESS/CIRCULATION:**

Adjacent Streets: County Road 123 (Future Bloomdale Road), 120’ Right-of-Way, Major Arterial

County Road 161 (Future Ridge Road), 120’ Right-of-Way, Major Arterial

**TREE PRESERVATION ORDINANCE:** Because the subject property is located within the City of McKinney’s ETJ, the applicant will not 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: Not 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: Not 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 Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat