

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

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

**FROM:** Danielle Quintanilla, Planner I

**SUBJECT:** Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1, 2 and 3, Block A, of Ridge Commons Addition, Located on the Southwest 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 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 shall file the associated conveyance plat for recordation with the Collin County Clerk.

**APPLICATION SUBMITTAL DATE:** October 24, 2016 (Original Application)  
November 22, 2016 (Revised Submittal)  
December 5, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 4.49 acres into three lots for commercial uses.

**PLATTING STATUS:** The subject property is currently unplatted. A conveyance plat for the subject property has been approved by the Planning and Zoning Commission and must be filed for recordation with the Collin Country Clerk. 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 certificate of occupancy.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“PD” – Planned Development District Ordinance No. 2016-03-021 (Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2007-10-013 (Commercial Uses)	Heartland Montessori Academy, Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2014-02-012 (Single Family Detached Residential Uses) and “REC” – Regional Employment Center Overlay District	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2014-02-012 (Commercial and Single Family Detached Residential Uses) and “REC” – Regional Employment Center Overlay District	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2016-03-021 (Commercial Uses)	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:                            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:                      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