

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Steven Duong, Planner I

**SUBJECT:** Consider/Discuss/Act on the Request by Dowdey, Anderson and Associates, on Behalf of Verbi Hayes, for Approval of a Preliminary-Final Plat for 94 Single Family Residential Lots (Park Ridge), Being Fewer than 21 Acres, Located at the Northwest Corner of Virginia Parkway and Hardin Boulevard

**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:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.

Prior to filing the plat for record:

2. The applicant revise the plat to extend a sanitary sewer easement to the site from the southwest corner of Lot 29 through and to Virginia Parkway street frontage.
3. The applicant revise the plat to show an offsite sanitary sewer easement with filing information, necessary for development of the property, on the northeast corner of the property.
4. The applicant revise the plat to extend a water utility easement from the southwest corner of Lot 30 to and through to Virginia Parkway street frontage.

**APPLICATION SUBMITTAL DATE:** February 24, 2014 (Original Application)  
March 11, 2014 (Revised Submittal)  
March 13, 2014 (Revised Submittal)  
March 14, 2014 (Revised Submittal)  
March 26, 2014 (Revised Submittal)  
April 02, 2014 (Revised Submittal)  
April 07, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 20.36 acres into 94 residential lots and 4 common areas, located on the northwest corner of Virginia Parkway and Hardin Boulevard.

**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.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: "PD" – Planned Development District Ordinance No. 2010-06-018 (General Business Uses)

North	"AG" – Agricultural District and "PD" – Planned Development District Ordinance No. 2000-01-05 (Single Family Residence Uses)	Inwood Subdivision Undeveloped Land	Hills and Undeveloped Land
South	"AG" – Agricultural District (Agricultural Uses)	Single Residences Undeveloped Land	Family and Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 2008-04-037 (Neighborhood Business Uses)	Undeveloped Land	
West	"PD" – Planned Development District Ordinance No. 2010-06-018, "PD" – Planned Development District Ordinance No. 2007-12-134, and "AG" – Agricultural District (Single Family Residence and General Business Uses)	Inwood Subdivision, McKinney Water Tower, and Undeveloped Land	Hills City of

**ACCESS/CIRCULATION:**

Adjacent Streets: Virginia Parkway, 120' Right-of-Way, 6 Lane Major Arterial  
Hardin Boulevard, 120' Right-of-Way, 4 Lane Greenway Arterial

Discussion: The proposed subdivision will have two points of access to Hardin Boulevard.

**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
- Hike and Bike Trails: Required along Hardin Boulevard. Any portion of the ten foot trail along the west side of Hardin Boulevard that is not located within the right-of-way shall be within a pedestrian, bicycle, and access 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.

**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: Required along Virginia Parkway and Hardin Boulevard **(Estimated at \$38,775)**
- Park Land Dedication Fees: Applicable **(Required at one acre for every 50 residential units. With 94 lots, cash in lieu of land for 1.88 acres will be due.)**
- 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 Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat