

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Anthony Satarino, Planner I

**SUBJECT:** Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of TCI McKinney, Inc., for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Millennium Addition, Being Fewer than 29 Acres, Located on the Southwest Corner of McKinney Ranch Parkway and 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:

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 provide two state plane coordinates.

**APPLICATION SUBMITTAL DATE:** May 28, 2013 (Original Application)  
June 6, 2013 (Revised Submittal)  
June 13, 2013 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 28.82 acres into 2 lots, located on the southwest corner of McKinney Ranch Parkway and Ridge Road. The applicant has submitted and received approval of an associated site plan for the Millennium Apartments (12-052SP) to be developed on proposed Lot 1, Block A.

**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. 2012-11-059 (Multifamily Residential Uses), “PD” – Planned Development District Ordinance No. 2002-03-019 (Mixed Uses)

North	“PD” – Planned Development District Ordinance No. 1895 (Commercial Uses), “PD” – Planned Development District Ordinance No. 2007-10-103 (Commercial Uses)	Undeveloped
South	“PD” – Planned Development District Ordinance No. 2006-12-142 (Multifamily Residential)	Soho Parkway Apartments
	“PD” – Planned Development District Ordinance No. 07-09-085 (Multifamily Residential)	Undeveloped
East	“PD” – Planned Development District Ordinance No. 2002-03-019 (Single Family Residential)	Saddle Club Subdivision and Undeveloped
West	“PD” – Planned Development District Ordinance No. 2007-08-72 (Residential and Commercial Uses)	Undeveloped
	“PD” – Planned Development District Ordinance No. 2012-08-038 (Multifamily Residential Uses)	Proposed Barcelona Multifamily

**ACCESS/CIRCULATION:**

Adjacent Streets: McKinney Ranch Parkway, 120-foot Right-of-Way, 6-Lane Major Arterial

Ridge Road, 120-foot Right-of-Way, 6-Lane Major Arterial

Discussion: The applicant is proposing two points of access off of McKinney Ranch Parkway for the future Millennium Apartments development. The first point of access is a firelane and mutual access easement on the west side of Lot 1, Block A. The second point of access is also a firelane and mutual access easement located on the eastern side of Lot 1 Block A as well as a parallel firelane extending into Lot 2, Block A.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required in along McKinney Ranch Parkway and Ridge Road.

Hike and Bike Trails: Not Applicable

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.

**FEES:**

Roadway Impact Fees: Applicable (Ordinance No. 2008-10-173)

Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

Median Landscape Fees: Not Applicable (Per Facilities Agreement)

Park Land Dedication Fees: Applicable

Pro-Rata: Not Applicable

Discussion: Cash-in-lieu of parkland dedication is required to be paid prior to the release of a building permit for any multiple-family residential units on the property. Median landscaping was previously installed in the adjacent McKinney Ranch Parkway and Ridge Road medians in conformance with the McKinney Ranch Facilities Agreement.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no comments in support of or opposition to this request.

**ATTACHMENTS:**

- Maps
- Letter of Intent
- Standard Conditions Checklist
- Proposed Preliminary-Final Plat