



16-321PF

**TITLE:** 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

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** December 13, 2016

**DEPARTMENT:** Planning

**CONTACT:** Matt Robinson, AICP, Planning Manager  
Danielle Quintanilla, Planner I

**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 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.

**SUPPORTING MATERIALS:**

[PZ Report](#)  
[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary Final Plat](#)