



17-120PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for 175 Single Family Residential Lots, 6 Common Areas and 1 Non-Residential Lot (Weston Ridge), Located Approximately 3,400 Feet West of Trinity Falls Parkway and on the North Side of F.M. 543 (Weston Road)

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: June 13, 2017

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager

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.

APPLICATION SUBMITTAL DATE: April 26, 2017 (Original Application)
May 23, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to develop an approximately 38.948 acre tract of land for 175 single family residential lots, 6 common areas and 1 non-residential.

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat, a record plat, 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:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	Unzoned (City of McKinney ETJ)	Undeveloped Land
North	Unzoned (City of McKinney ETJ)	Undeveloped Land
South	Unzoned (City of McKinney ETJ)	Undeveloped Land; Single Family Residences
East	Unzoned (City of McKinney ETJ)	Trinity Falls Subdivision; Electrical Substation
West	Unzoned (City of McKinney ETJ)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Future Weston Road (F.M. 543), Variable Width 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 accompanying 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. 2017-02-021)

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 not received any comments either in opposition to or in support of the proposed preliminary-final plat.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map & Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)