



17-258PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for 75 Single Family Residential Lots and 2 Common Areas (Barcelona Phase III), Located Approximately 1,200 Feet West of McKinney Ranch Parkway and on the South Side of Silverado Trail

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: May 8, 2018

DEPARTMENT: Planning

CONTACT: Danielle Quintanilla, Planner I
Samantha Pickett, AICP, Planning Manager
Brian Lockley, AICP, CPM, Director of Planning

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 condition:

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

APPLICATION SUBMITTAL DATE: September 6, 2017 (Original Application)
September 27, 2017 (Revised Submittal)
October 6, 2017 (Revised Submittal)
April 12, 2018 (Revised Submittal)
April 19, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 19.10 acres into 75 single family residential lots and 2 common areas for single family residential uses.

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.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2002-03-019 (Single Family Residential Uses), "PD" - Planned Development District Ordinance No. 2007-08-072 (Single Family Residential Uses) and "REC" - Regional Employment Center Overlay District	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2001-07-078 (Single Family Residential Uses)	Brookstone Phase III Subdivision
South	"PD" - Planned Development District Ordinance No. 2007-08-072 (Single Family Residential Uses) and "REC" - Regional Employment Center Overlay District	Barcelona Phase I Subdivision
East	"PD" - Planned Development District Ordinance No. 2007-08-072 (Single Family Residential Uses) and "REC" - Regional Employment Center Overlay District	Barcelona Phase II Subdivision
West	"PD" - Planned Development District Ordinance No. 2002-06-068 (Single Family Residential Uses) and "REC" - Regional Employment Center Overlay District	Harvest Bend Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Silverado Trail, 100' Right-of-Way, Minor Arterial

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 City Arborist. The applicant will be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Silverado Trail

Hike and Bike Trails: Not Required

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 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, 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. 2017-02-021)

Median Landscape Fees: Not Applicable (per MRL Agreement)

Park Land Dedication Fees: 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.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)