



**18-0090PF**

**TITLE:** Consider/Discuss/Act on a Preliminary-Final Plat for Lot 2R1, Block A, of the CVS Ridge Addition, Located Approximately 237 Feet South of U.S. Highway 380 (University Drive) and on the East Side of Ridge Road

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

**MEETING DATE:** May 22, 2018

**DEPARTMENT:** Planning

**CONTACT:** Melissa Spriegel, Planner I  
Samantha Pickett, AICP, Planning Manager  
Brian Lockley, AICP, CPM, Director of Planning

**APPLICATION SUBMITTAL DATE:** February 15, 2018 (Original Application)  
May 8, 2018 (Revised Submittal)  
May 11, 2018 (Revised Submittal)

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary final plat with the following condition, which must be satisfied prior to filing the plat for record:

1. The applicant satisfy the conditions of the Standard Conditions for Preliminary-Final Plat/Replat Checklist, attached.

**ITEM SUMMARY:** The applicant is proposing to plat approximately 20.34 acres into one lot, Lot 2R1. The applicant has indicated that the lot will be used to construct a multi-family residential development.

A site plan for the subject property (17-271SP) is currently under review by Staff.

**PLATTING STATUS:** The subject property is currently conveyance platted as Lot 2R, Block A, of the CVS Ridge Addition. 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	"BG" - General Business District (Commercial Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
North	"BG" - General Business District (Commercial Uses), "PD" - Planned Development District Ordinance No. 2004-06-068 (Mixed Uses), and "CC" - Corridor Commercial Overlay District	CVS, Undeveloped Land
South	"AG" - Agricultural District (Agricultural Uses)	Single Family Residence
East	"AG" - Agricultural District (Agricultural Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
West	"C" - Planned Center District (Commercial Uses), "O" - Office District (Office Uses), and "CC" - Corridor Commercial Overlay District	McClure Elementary School, Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Width Right-of-Way, Major Regional Highway Ridge Road, 120' Width Right-of-Way, Greenway 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 U.S. Highway 380  
Hike and Bike Trails: Required along Ridge Road  
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:	Previously Collected
Park Land Dedication Fees:	Applicable (Due at time of Building Permit Issuance)
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 and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Plat](#)