



18-0270PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for 46 Single Family Residential Lots and 2 Common Areas (Paradiso Valle), Located Approximately 1,000 Feet South of Gray Branch Road and on the East Side of Ridge Road

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: June 25, 2019

DEPARTMENT: Planning

CONTACT: David Soto, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: November 13, 2018 (Original Application)
December 18, 2018 (Revised Submittal)
January 7, 2019 (Revised Submittal)
January 22, 2019 (Revised Submittal)
June 3, 2019 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following conditions, which must be satisfied prior to filing the 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 revise the plat to indicate the location of the 10' wide hike and bike trail within a pedestrian access easement.

ITEM SUMMARY: The applicant is proposing to subdivide approximately 17.64 acres into 46 lots and 2 common area for single family residential uses.

A specific use permit (18-0019SUP) for private streets on the subject property was approved by City Council on February 5, 2019

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	"SF7.2" - Single Family Residential District (Single Family Residential Uses) and "SUP" - Specific Use Permit Ordinance No. 2019-02-012 (Private Streets)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2011-06-039 (Single Family Residential Uses) and "SUP" - Specific Use Permit Ordinance No. 2016-10-080 (Private Streets)	Emerald Heights Subdivision
South	"PD" - Planned Development District Ordinance No. 2013-04-040 (Single Family Residential Uses)	Altamura Estates Subdivision
East	"PD" - Planned Development District Ordinance No. 2000-11-092 (Single Family Residential Uses)	Stonebridge Estates Subdivision
West	"PD" - Planned Development District Ordinance No. 2011-06-039 (Single Family Residential Uses)	Wynn Ridge Estates Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Ridge Road, 120' 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 Ridge Road

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: Applicable along Ridge Road
Park Land Dedication Fees: 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 and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)