



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 16-206PF **Name:** Emerald Heights Preliminary-Final Plat  
**Type:** Agenda Item **Status:** Approved  
**In control:** Planning & Zoning Commission  
**On agenda:** 10/25/2016 **Final action:** 10/25/2016  
**Title:** Consider/Discuss/Act on a Preliminary-Final Plat for 43 Single Family Residential Lots and 4 Common Areas (Emerald Heights), Located Approximately 140 Feet South of Gray Branch Road and on the East Side of Ridge Road

### Indexes:

**Attachments:** 1. PZ Report, 2. Standard Conditions Checklist, 3. Location Map and Aerial Exhibit, 4. Letter of Intent, 5. Proposed Preliminary-Final Plat

Date	Ver.	Action By	Action	Result
10/25/2016	1	Planning & Zoning Commission	Approved	Pass

Consider/Discuss/Act on a Preliminary-Final Plat for 43 Single Family Residential Lots and 4 Common Areas (Emerald Heights), Located Approximately 140 Feet South of Gray Branch Road and on the East Side of Ridge Road

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

**MEETING DATE:** October 25, 2016

**DEPARTMENT:** Planning

**CONTACT:** Matt Robinson, AICP, Planning Manager  
Eleana Galicia, 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.

**APPLICATION SUBMITTAL DATE:** June 27, 2016 (Original Application)  
July 26, 2016 (Revised Submittal)  
August 25, 2016 (Revised Submittal)  
September 29, 2016 (Revised Submittal)  
October 7, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 31.36 acres into 43 single

family detached residential lots and 4 common areas.

On October 4, 2016, the City Council voted 6-0-0 to approve an associated Specific Use Permit (16-196SUP) to allow for a Private Street Subdivision on the subject property.