CITY OF McKINNEY, TEXAS

Legislation Text

File #: 16-196SUP, **Version:** 1

Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Street Subdivision (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: September 13, 2016

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Eleana Galicia, Planner I

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for consideration at the October 4, 2016 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed specific use permit to allow for a private street subdivision, with the following condition:

1. The subject property shall generally develop in accordance with the attached Concept Plan Exhibit, and Entrance Exhibit.

APPLICATION SUBMITTAL DATE: June 13, 2016 (Original Application)
June 27, 2016 (Revised Submittal)
July 26, 2016 (Revised Submittal)
August 25, 2016 (Revised Submittal)
September 2, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting approval of a Specific Use Permit (SUP) to allow for a private street subdivision (Emerald Heights). A private street subdivision is one in which the public improvements (streets and utilities) are privately maintained by the Homeowner's Association for the subdivision and are not accepted as public improvements by the City. The proposed private street development will develop in accordance with the attached Concept Plan and Entrance exhibits, and will include 43 single family residential lots and 4 common areas. The applicant has proposed one main entrance into the development with a controlled access gate, and a second entrance that will serve as an emergency access only entrance.

The applicant has submitted an associated preliminary-final plat (16-206PF), which is currently under review by Staff.