

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Brandon Opiela, Senior Planner

SUBJECT: Consider/Discuss/Act on the Request by Dowdey, Anderson & Associates, Inc., on Behalf of Wells Fargo Bank, N.A., for Approval of a Preliminary-Final Plat for 109 Single Family Residential Lots and 4 Common Areas (Live Oak Creek Addition), Approximately 35.32 Acres, Located on the East Side of Community Avenue and Approximately 500 Feet South of U.S. Highway 380 (University Drive).

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:

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

Prior to filing the plat for record:

2. The applicant revise the plat to label Common Area A-1.
3. The applicant revise the plat to provide filing information for all offsite easements necessary for the development of the property.
4. The applicant revise the plat to show all easements within 200' of the subject property with the associated filing information.
5. The applicant revise the plat to remove all built features from the plat.

APPLICATION SUBMITTAL DATE: August 27, 2012 (Original Application)
September 10, 2012 (Revised Submittal)
September 19, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 35.32 acres into 109 single family residential lots and 4 common areas, located on the east side of Community Avenue and approximately 500 feet south of U.S. Highway 380 (University Drive).

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.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2011-12-080 (Commercial and Residential Uses)

North	"PD" – Planned Development District Ordinance No. 2007-09-086 (Commercial Uses)	QuikTrip Convenience Store and Just Brakes
	"PD" – Planned Development District Ordinance No. 2000-02-017 (Commercial Uses)	Undeveloped
South	"PD" – Planned Development District Ordinance No. 2011-12-080 (Office Uses)	Undeveloped
East	"PD" – Planned Development District Ordinance No. 98-10-57 (Commercial Uses)	Cameron Crossing Shopping Center
West	"PD" – Planned Development District Ordinance No. 2007-09-086, "PD" – Planned Development District Ordinance No. 2004-07-070 (Commercial Uses)	Undeveloped
	"PD" – Planned Development District Ordinance No. 1281 and (Office and Manufacturing Uses)	Raytheon

ACCESS/CIRCULATION:

Adjacent Streets: Community Avenue, 80' Right-of-Way, Minor Arterial Roadway

Discussion: The proposed single family subdivision will take access off of Community Avenue at two points leading into the subdivision.

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required

Hike and Bike Trails: Required along the west side of Jeans Creek

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 associated 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. 2008-10-173)

Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

Median Landscape Fees: Not Required

Park Land Dedication Fees: Applicable

Pro-Rata: As determined by the City Engineer

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP): The proposed request does not conflict with the Master Thoroughfare Plan.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

ATTACHMENTS:

- Standard Conditions for Preliminary-Final Plat Approval Checklist
- Maps
- Letter of Intent
- Proposed Preliminary-Final Plat

Action: