

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Consider/Discuss/Act on a Preliminary–Final Plat for Lot 1, Block A of the Avilla Northside Addition, Generally Located on the Northeast corner of Community Avenue and White Avenue

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.
2. The applicant revise the plat to revise the offsite “17’ Drainage Easement” to be dedicated by separate instrument to read “20’ Drainage Easement,” subject to review and approval by the City Engineer.

APPLICATION SUBMITTAL DATE: April 11, 2016 (Original Application)
April 25, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 12 acres into 1 lot for Multi-Family Uses.

The applicant submitted an associated site plan (15-316SP), which was approved by the Planning and Zoning Commission on February 23, 2016.

PLATTING STATUS: The subject property is currently unplatted. 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 building permit.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 1998-04-24 (Multi-Family Uses)	Undeveloped Land
North	“O” – Office District (Office Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 1998-04-24 (Office Uses)	Alan Kramer Taggart Law Office
East	“PD” – Planned Development District Ordinance No. 1998-04-24 (Multi-Family Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 1281 (Commercial Uses)	Raytheon Systems

ACCESS/CIRCULATION:

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

White Avenue, 100’ Right-of-Way, Minor Arterial

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along White Avenue

Hike and Bike Trails: Required along Community Avenue

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.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and
Ordinance No. 2013-12-118)

Median Landscape Fees: Applicable

Park Land Dedication Fees: Applicable

Pro-Rata: As Determined by the City Engineer

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
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat