

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Eleana Galicia, Planner I

**SUBJECT:** Consider/Discuss/Act on a Preliminary-Final Plat for 859 Single Family Residential Lots and 48 Common Areas (Auburn Hills), Located on the North Side of U.S. Highway 380 (University Drive), South of Wilmeth Road and on the East and West Sides of County Road 166

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final plat.

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**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/Replat Approval Checklist, attached.
2. The applicant submit the associated homeowner's association documents, subject to review and approval by the City Attorney, and subsequently filed with the Collin County Clerk.
3. The applicant revise the plat to revise the number of common areas being dedicated in the title block from "44 common areas" to "48 common areas."
4. The applicant revise the plat to provide the filing information for all offsite easements necessary for the development of the property, subject to review and approval of the City Engineer.
5. The applicant revise notation #7 on the plat stating "A 20' wide portion CA-103 & CA-105 will be dedicated as a pedestrian-bicycle easement. Specific location will be determined with Parks department prior to record plat," to read "A 20' wide portion of CA-103, CA-105, and CA-07 will be dedicated as a pedestrian-bicycle access easement. Specific location of the easement will be subject to the review and approval of the Director of Parks, Recreation and Open Space prior to approval of the record plat."



	“PD” – Planned Development District Ordinance No. 2003-06-060 (Single Family Residential Uses), and “CC” – Corridor Commercial Overlay District	
West	Unzoned (City of McKinney ETJ), “PD” – Planned Development District Ordinance No. 2013-12-113 (Single Family Residential Uses), “PD” – Planned Development District Ordinance No. 2004-02-014 (Open Spaces Uses), and “CC” – Corridor Commercial Overlay District	Single Family Residences and Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Wilmeth Road, 120’ Right-of-Way, Major Arterial

Ridge Road, 120’ Right-of-Way, Major Arterial

U.S. Highway 380 (University Drive), Variable Width Right of Way, Major Regional Highway

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

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Ridge Road, Wilmeth Road, and all public streets within the subdivision

Hike and Bike Trails: Required per the associated development agreement

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) (Credits available per the associated development agreement)

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

Median Landscape Fees: Applicable along Ridge Road and Wilmeth Road

Park Land Dedication Fees: Applicable (cash in lieu of land for 859 units will be due)

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/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat