

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Alex Glushko, AICP, Planner II

SUBJECT: Consider/Discuss/Act on the Request by Dowdey Anderson & Associates, Inc., on Behalf of Timber Creek Properties, L.L.C. and Forestar (USA) Real Estate Group, Inc., for Approval of a Preliminary-Final Plat for 590 Single Family Residential Lots (Timber Creek), Being Fewer than 209 Acres, Located on the East and West Sides of Future Hardin Boulevard and on the South Side of Future Bloomdale Road

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 provide drainage, erosion hazard setback, and floodplain labels as applicable to the common areas, subject to review and approval by the City Engineer.
3. The applicant revise the plat to label designated common areas as Pedestrian, Bicycle, and Access Easements, subject to review and approval by the Parks, Recreation, and Open Space Department.
4. The applicant revise the plat to provide previous deed information for the park lots.
5. The applicant revise the plat to modify the park boundary of Block AA, Lot 1 to reflect the boundary as shown the proposed development agreement, subject to review and approval by the Parks, Recreation, and Open Space Department.

APPLICATION SUBMITTAL DATE: October 29, 2012 (Original Application)
January 8, 2013 (Revised Submittal)
March 25, 2013 (Revised Submittal)
April 5, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 208.14 acres into 590 single family residential lots, 19 common areas, and 2 park sites (Timber Creek), located on the east and west sides of future Hardin Boulevard and on the south side of future Bloomdale Road.

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. 2001-08-094, (Single Family Residential Uses)

North	City of McKinney ETJ (Not Zoned)	Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 1448 (Commercial) and City of McKinney ETJ (Not Zoned)	Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 1509, "PD" – Planned Development District Ordinance No. 2001-08-094, "PD" – Planned Development District Ordinance No. 2002-03-021, "PD" – Planned Development District Ordinance No. 2002-06-069, (Single Family Residential Uses), and "PD" – Planned Development District Ordinance No. 1703 (Single Family Residential and Commercial Uses)	Timber Creek Phase 1, Creek Hollow Phase 2, and Undeveloped Land
West	"PD" – Planned Development District Ordinance No. 2005-11-120 (Single Family Residential Uses) and City of McKinney ETJ (Not Zoned)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Hardin Boulevard, 120-foot Right-of-Way, 6-Lane Major Arterial
Bloomdale Road, 120-foot Right-of-Way, 6-Lane Major Arterial

Holley Ridge Way, 60-foot Right-of-Way, Collector

Discussion: A segment of Hardin Boulevard and Holly Ridge Way currently exists generally along the south side of the subject property. At the time when the subject property is developed Hardin Boulevard will be extended northward to future Bloomdale Road. Bloomdale Road will serve to provide access from the north side of the subject property. The proposed plat also includes Holley Ridge Way which will serve as a collector road into the subdivision and access to one of the future park sites from Hardin Boulevard along the south side of the subject property.

PUBLIC IMPROVEMENTS:

- Sidewalks: Required in accordance with the Subdivision Ordinance
- Hike and Bike Trails: Required
- 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.

FEES:

- Roadway Impact Fees: Applicable (Ordinance No. 2008-10-173)
- Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)
- Median Landscape Fees: Applicable for Hardin Boulevard and Bloomdale Road
- Park Land Dedication Fees: Applicable
- Pro-Rata: Not Applicable

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