

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Senior Planner

FROM: Alex Glushko, Planner II

SUBJECT: Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of Lifestyle Communities of Texas, L.L.P., for Approval of a Preliminary-Final Plat for 95 Residential Lots and 4 Common Areas, for the Westlake Addition, Approximately 31.63 acres, Located on the Southeast Corner of Hardin Boulevard and Sorrell 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 show the names of all proposed rights-of way.
3. The applicant revise the plat to show the location of the erosion hazard setback line.
4. The applicant revise the plat to show the 100 year fully developed floodplain line.
5. The applicant revise the plat to show the document number for any LOMR or LOMRF obtained for FEMA floodplain adjustments.
6. The applicant submit to a letter of permission from the Collin County Soil and Water Conservation District for any encroachment into the easement or adjustment of the easement.

APPLICATION SUBMITTAL DATE: August 13, 2012 (Original Application)
August 27, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 31.63 acres into 95 single family residential lots and 4 common areas, located on the southeast corner of Hardin Boulevard and Sorrell Road. On August 21, 2012 City Council approved a rezoning for the subject property (12-125Z) which modified the development standards and allowed for single family residence uses.

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. 2012-08-039 (residential uses)

North	"BG" – General Business District	Undeveloped Land
	"RS 84" – Single Family Residence District	Single Family Residence
South	"RS 84" – Single Family Residence District	Stonegate Residential Neighborhood (Private Street)
East	"RS 84" – Single Family Residence District	Single Family Residence
West	"BG" – General Business District	Undeveloped Land
	"PD" – Planned Development District Ordinance No. 96-04-15	Bluffs & Brookside at Winding Creek Residential Neighborhoods

Discussion: The proposed lots meet the minimum size requirements of the governing zoning district.

ACCESS/CIRCULATION:

Adjacent Streets: Hardin Boulevard, 120' Right-of-Way, 4-Lane Greenway Arterial (G4D)

Sorrell Road, Variable Width Right-of-Way, Residential (R2D)

Discussion: The subject property will have access to Hardin Boulevard via the proposed connection with proposed road "C." Additionally, in conjunction with the proposed development, construction of 24 feet of Sorrell Road will be required, which

provides a second point of access to the subdivision. A series of internal roadways provides access to all the proposed single family residential lots. The applicant has provided each lot with adequate access to an existing street by frontage on such street as required by the Subdivision Ordinance. As a condition of approval the applicant will be required to obtain approval of proposed street names within this development by the City Engineer.

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. There is currently a 48 inch heritage Bois D'Arc located off-site within the proposed sanitary sewer easement that will service this development. The applicant has indicated to the Arborist that they will make arrangements to save the tree per the Tree Preservation Ordinance at the time of construction.

PUBLIC IMPROVEMENTS:

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| Sidewalks: | Required |
| Hike and Bike Trails: | Existing along Hardin Boulevard |
| 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.

With that stated, the Director of Engineering has concerns regarding the drainage associated with and affecting the subject property. Specifically, without further drainage studies available it is currently undetermined as to how the drainage from the northern adjacent property will affect the subject property. Some of the proposed lots located in Block A, adjacent to the northern property line, may be located within an area that would require drainage structures/easements that could prohibit one or more lots from being created in this area. If, after the proper amount of engineering has been done and it is determined that the affected lots cannot meet the City's requirements, these lots must

be dedicated as common areas/drainage easements, to be owned and maintained by the homeowners' association.

Furthermore, the proposed preliminary-final plat does not depict an erosion setback line and shows multiple lots within Block C that are located within the Collin County Soil and Water Conservation District easement. With that stated, the Director of Engineering has additional concerns regarding how each of the aforementioned will impact the finalized layout of the subdivision. Upon completion of Staff's recommended conditions, certain lots may be prohibited and/or significantly encumbered if they are located within the erosion hazard setback, floodplain, and/or the conservation district easement. At the present time the applicant has not provided the Engineering Department enough information in order to validate the usability of any of the potentially affected lots. As stated previously, if after the proper amount of engineering has been done, and it is determined that the affected lots cannot meet the City's requirements, the proposed layout of the proposed preliminary-final plat may be subject to significant change.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2008-10-173)

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

Median Landscape Fees: Required along Hardin Boulevard

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: