

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Michael Quint, Senior Planner

SUBJECT: Consider/Discuss/Act on the Request by Harry Powell & Associates, Inc., on Behalf of SLC McKinney Partners, L.P., for Approval of a Preliminary-Final Plat for the Tucker Hill, Phase 2 Addition, Approximately 21.94 Acres, Located on the East and West Sides of Tremont Boulevard and Approximately 1,000 Feet North 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 a plat for record:

2. The applicant revise the plat so that all proposed medians within a proposed right-of-way are shown and labeled as a common area (to be owned and maintained by the home owner's association).

APPLICATION SUBMITTAL DATE: November 14, 2011 (Original Application)
January 30, 2012 (Revised Submittal)
February 3, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 21.94 acres of land into 80 lots, located east and west sides of Tremont Boulevard and approximately 1,000 feet north 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. 2010-10-042 (residential uses)

North	"PD" – Planned Development District Ordinance No. 2010-10-042 (residential uses) and "PD" – Planned Development District Ordinance No. 2007-09-084 (residential uses)	Tucker Hill
South	"PD" – Planned Development District Ordinance No. 2010-10-042 (residential uses) and "PD" – Planned Development District Ordinance No. 2007-09-084 (residential uses)	Tucker Hill
East	"PD" – Planned Development District Ordinance No. 2010-10-042 (residential uses) and "PD" – Planned Development District Ordinance No. 2007-09-084 (residential uses)	Tucker Hill
West	"PD" – Planned Development District Ordinance No. 2010-10-042 (residential uses) and "PD" – Planned Development District Ordinance No. 2007-09-084 (residential uses)	Tucker Hill

Discussion: Single family residential uses are permitted on the subject property and the lots conform to the requirements of the governing planned development district.

ACCESS/CIRCULATION:

Adjacent Streets: Fitzgerald Avenue, 64' Right-of-Way, Residential Street
Pearl Street, 54' Right-of-Way, Residential Street
Tremont Boulevard, 79' Right-of-Way, Residential Street
Darrow Drive, 54' Right-of-Way, Residential Street
Townsend Boulevard, 84' Right-of-Way, Residential Street
Ardmore Street, 54' Right-of-Way, Residential Street

Discussion: Each proposed lot has access to a public street by frontage on such street as required by the Subdivision Ordinance.

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:	Not 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.

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