

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, Planning Manager

**FROM:** Melissa Spriegel, Planner I

**SUBJECT:** Consider/Discuss/Act on a Preliminary-Final Plat for 62 Single Family Residential Lots and 4 Common Areas (Spicewood at Craig Ranch, Phase 2), Located at the Northwest Corner of Van Tuyl Parkway and Meyer Way

**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 revise the plat to combine the Owner's Certificates.

**APPLICATION SUBMITTAL DATE:** September 26, 2016 (Original Application)  
October 10, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 6.87 acres into 62 lots and 4 common area for single family residential uses.

The subject property was previously included in a preliminary-final plat for the entirety of the Spicewood subdivision (14-321PF); however, the applicant has revised this portion of the plat to add additional lots and as such, must receive approval from the Planning and Zoning Commission.

**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.

**ZONING:**

| <b>Location</b>  | <b>Zoning District (Permitted Land Uses)</b>  | <b>Existing Land Use</b>             |
|------------------|---|--------------------------------------|
| Subject Property | “PD” – Planned Development Ordinance No. 2014-11-087 and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses) | Undeveloped Land                     |
| North            | “PD” – Planned Development Ordinance No. 2014-11-087 and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses) | Spicewood at Craig Ranch Subdivision |
| South            | “PD” – Planned Development Ordinance No. 2001-02-017 (Mixed Uses)   | Undeveloped Land                     |
| East             | “PD” – Planned Development Ordinance No. 2014-11-087 and “REC” – Regional Employment Center Overlay District (Civic and Open Space Uses)      | Undeveloped Land                     |
| West             | “PD” – Planned Development Ordinance No. 2014-11-087 and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses) | Spicewood at Craig Ranch Subdivision |

**ACCESS/CIRCULATION:**

Adjacent Streets: Meyer Way, 48’ Right-of-Way, Local

Van Tuyl Parkway, 73’ Right-of-Way, 4-Lane Greenway Arterial

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

**PUBLIC IMPROVEMENTS:**

Sidewalks: As Required per the Subdivision Ordinance

Hike and Bike Trails: Not Required

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: Not Applicable (Ordinance No. 2013-11-108) **(None due per VCIM Agreement)**

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

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable **(None due per VCIM Agreement)**

Pro-Rata: Not Applicable

**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