

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Anthony Satarino, Planner I

**SUBJECT:** Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of FCH McKinney Senior Homes, L.L.C., for Approval of a Preliminary-Final Plat for Lots 1-24, Block A, Lots 1-14, Block B, Lots 1-10, Block C, and Common Areas, 1A, 1B, 2B, and 1C (Fireside Village Addition), Being Fewer than 14 Acres, Located on the Southwest Corner of Bois D'Arc Road and White Avenue

**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:

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 remove the "Typical Setback Detail" from the plat.

**APPLICATION SUBMITTAL DATE:** June 10, 2013 (Original Application)  
June 24, 2013 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 13.04 acres into 48 age-restricted, detached single family residential lots and 4 common areas, located on the southwest corner of Bois D'Arc Road and White Avenue.

**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. 2013-02-010 (Single Family Residential Uses),

North	“AG” – Agricultural District	Undeveloped Land
South	“AG” – Agricultural District	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 1474 (Single Family Residential Uses)	Glenwood Estates
West	“AG” – Agricultural District	Undeveloped Land

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

**ACCESS/CIRCULATION:**

Adjacent Streets: Bois D’Arc Road, 50-foot Right-of-Way, Residential Collector  
White Avenue, 100-foot Right-of-Way, 4-Lane Minor Arterial

Discussion: The applicant is proposing two public right-of-ways to connect to Bois D’Arc Road. There will no access to the subdivision from White Avenue.

**PUBLIC IMPROVEMENTS:**

Sidewalks:	Required
Hike and Bike Trails:	Not Applicable
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

Park Land Dedication Fees: Applicable

Pro-Rata: Not Applicable

Discussion: Cash-in-lieu of parkland dedication will be due at the time of record plat filing for .96 acres. The preliminary estimate is \$48,000. This amount will be recalculated prior to filing the record plat. Median landscaping fees are also due at the time of record plat filing for the frontage along White Avenue. With 580.36' of frontage at \$25.50 per linear foot, a total of \$14,799.18 in median landscaping fees will be due at the time of record plat filing.

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

**ATTACHMENTS:**

- Maps
- Letter of Intent
- Standard Conditions Checklist
- Proposed Preliminary-Final Plat