

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Consider/Discuss/Act on the Request for Approval of a Preliminary-Final Plat for 123 Single Family Residential Lots and 4 Common Areas, Being Fewer than 30 Acres, Located Approximately 1,900 Feet North of Eldorado Parkway and on the East Side of Custer 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/Replat Approval Checklist, attached.

Prior to filing the plat for record:

2. The applicant revise the plat to replace the "Lot" designation with "Common Area", for all common areas.

APPLICATION SUBMITTAL DATE: August 25, 2014 (Original Application)
September 9, 2014 (Revised Submittal)
September 16, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 29.02 acres into 123 single family residential lots and 4 common areas, located approximately 1,900 feet north of Eldorado Parkway and on the east side of Custer 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. 2014-09-070
(Single Family Residential Uses)

North	"PD" – Planned Development District Ordinance No. 2003-02-015 (Multi-Family and Single Family Residential Uses)	Regency at Stonebridge Ranch and Fountainview Subdivision
South	"PD" – Planned Development District Ordinance No. 2003-02-015 (Multi-Family and Single Family Residential Uses)	Fountainview Subdivision
East	"PD" – Planned Development District Ordinance No. 2003-02-015 (Single Family Residential Uses)	Fountainview Subdivision
West	City of Frisco	Winding Creek Estates Common Area

ACCESS/CIRCULATION:

Adjacent Streets: Custer Road, 130' Right-of-Way, Principle Arterial

Discussion: All proposed lots have access to a public street.

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 along Custer and as required per the Subdivision Ordinance
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. 2013-11-108) (Per Development Agreement)

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

Median Landscape Fees: Applicable along Custer Road

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/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat