

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 81 Single Family Residential Attached Lots and 3 Common Areas (Villas at Stonegate), Located Approximately 320 Feet South of Eldorado Parkway and on the East Side of Ridge Road

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final replat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final replat 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 provide all existing and off-site filing information, subject to the review and approval of the City Engineer.
3. The applicant submit the associated homeowners' association documents, subject to review and approval of the City Attorney, and subsequently file with the Collin County Clerk.
4. The applicant verify that the associated plat (Lot 1R, Block A of the Vigor-Eldorado Addition) is filed.

APPLICATION SUBMITTAL DATE: June 15, 2015 (Original Application)
June 29, 2015 (Revised Submittal)
July 13, 2015 (Revised Submittal)
July 20, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 8.12 acres into 81 single family attached residential (townhome) lots and 3 common areas.

PLATTING STATUS: The subject property is currently unplatted; however, an associated plat has been submitted to record the property (15-210RP) as a single lot (Lot 1R, Block A of the Vigor-Eldorado Addition) prior to a record plat(s) being filed for the subject property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" – Planned Development District Ordinance No. 2015-05-038 (Single Family Residential Attached Uses)	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 98-11-59 (Commercial Uses); "SUP" – Specific Use Permit Ordinance No. 2015-04-027 (Restaurant with Drive Through Window), "SUP" – Specific Use Permit Ordinance No. 2015-04-028 (Restaurant with Drive Through Window), and "SUP" – Specific Use Permit Ordinance No. 2015-04-029 (Restaurant with Drive Through Window)	Citibank and Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 98-08-41 (Single Family Residential Uses)	Pine Ridge Estates Subdivision
East	"PD" – Planned Development District Ordinance No. 98-08-41 (Single Family Residential Uses)	Pine Ridge Estates Subdivision
West	"PD" – Planned Development District Ordinance No. 2003-05-041 (Retail Uses); "PD" – Planned Development District Ordinance No. 2011-05-027 and "PD" – Planned Development District Ordinance No. 2012-08-041 (Office Uses)	CVS Pharmacy and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Ridge Road, 120' Right-of-Way, Greenway Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Eldorado Parkway and 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: Applicable (Ordinance No. 2013-11-108)

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

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Applicable

Pro-Rata: As Determined by the City Engineer

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 Replat
- PowerPoint Presentation