

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Steven Duong, Planner I

**SUBJECT:** Consider/Discuss/Act on the Request by Corwin Engineering, Inc., on Behalf of Gehan Homes, Ltd., for Approval of a Preliminary-Final Plat for 147 Single Family Residential Lots (Robinson Ridge, Phase V), Being Fewer than 60 Acres, Located on the East Side of County Road 161 and Approximately 3,100 Feet North of Wilmeth Road

**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 add street names for all unnamed streets.

**APPLICATION SUBMITTAL DATE:** January 13, 2014 (Original Application)  
January 27, 2014 (Revised Submittal)  
February 03, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 59.69 acres into 148 single family residential lots, located on the east side of County Road 161 and approximately 3,100 feet north of Wilmeth Road. A preliminary-final plat for the subject property was previously approved by the Planning & Zoning Commission which showed a different lot layout which the applicant now wishes to change.

**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. 2003-03-025 (Single Family Residential Uses)

North	“PD” – Planned Development District Ordinance No. 2010-09-032 (Single Family Residential Uses) and Unzoned land	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2003-03-025 (Single Family Residential Uses)	Robinson Ridge Subdivision
East	“PD” – Planned Development District Ordinance No. 2004-02-014 (Single Family Residential Uses)	Heatherwood Subdivision
West	“PD” – Planned Development District Ordinance No. 2013-12-113 (Single Family Residential, Commercial, and Office Uses)	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Future Ridge Road (C.R. 161), 130’ Right-of-Way (Ultimate), 6-Lane Major Arterial

Fox Chase Lane, 45’ Right-of-Way, Local Street

Discussion: The proposed Phase V(A) will have two points of access to C.R. 161 and Fox Chase Lane. Phase V(B) will have access to these points through Phase V(A) and will eventually have cross access through the subdivision to the east with the extension of Poplar Drive. If Poplar Drive does not connect to an existing public street, a turnaround or cul-de-sac must be provided so that no deadend portion exceeds 600 feet.

**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: As required per the Subdivision Ordinance

- Hike and Bike Trails: Required through Common Area D-1 along and through the Irving Waterline Easement. (10' wide)
- 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)
- Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)
- Median Landscape Fees: Required along future Ridge Road (Estimated at \$21,497.52)
- Park Land Dedication Fees: Not Applicable
- Pro-Rata: Not Applicable

**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