

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for 86 Single Family Attached Residential Lots and 11 Common Areas, (White Avenue Townhome Addition), Located Approximately 800 Feet East of Community Avenue and on the North Side of White Avenue

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, 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 remove the 5' wide visibility easement from all lots, subject to review and approval by the City Engineer.
3. The applicant submit a tree preservation plan, subject to review and approval by the City Landscape Architect.
4. The applicant remove the proposed use label ("Amenity Center") from Common Area B-1.
5. The applicant submit the associated homeowners' association documents, subject to review and approval by the City Attorney, and subsequently file said documents with the Collin County Clerk.

APPLICATION SUBMITTAL DATE: September 29, 2014 (Original Application)
April 10, 2015 (Revised Submittal)
October 9, 2015 (Revised Submittal)
October 26, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 10.34 acres into 86 single family attached residential (townhome) lots and 11 common areas.

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat/replat, 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:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" – Planned Development District Ordinance No. 98-04-24 (Single Family Attached Residential Uses)	Undeveloped Land
North	"O" – Office District (Office Uses)	Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 98-04-24 (Single Family Residential Uses)	Sandy Glen Subdivision
East	"C" – Planned Center District (Commercial Uses) and "PD" – Planned Development District Ordinance No. 98-09-48 (Office Uses)	Single Family Residence and White Avenue Office Building
West	"PD" – Planned Development District Ordinance No. 98-04-24 (Multi-Family Residential Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: White Avenue, 100' Right-of-Way, Minor Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required per the Subdivision Ordinance

Hike and Bike Trails: Required along White Avenue

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: Applicable along White Avenue

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 Plat