

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 Lenart Development Company, L.L.C., on Behalf of Wynne Jackson, Inc., and Jackie Hendricks, for Approval of a Preliminary-Final Plat for 100 Single Family Residential Lots and 4 Common Areas (Sleepy Hollow Estates), Being Fewer than 31 Acres, Located Approximately 890 Feet East of Sleepy Hollow Road and on the South Side of Wilmeth 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 Approval Checklist, attached.

Prior to filing the plat for record:

2. The applicant revise the plat to label the 100 year developed floodplain also as a drainage easement and to verify the erosion hazard setback limit, subject to the review and approval of the City Engineer.
3. The applicant revise the plat to provide right-of-way dedication for Wilmeth Road, subject to the review and approval of the City Engineer.
4. The applicant revise the plat to show a water line easement along Future Wilmeth Road, subject to the review and approval of the City Engineer.
5. The applicant revise the plat to provide a visibility easement along the side yards of Lot 22 and 26, subject to the review and approval of the City Engineer.

APPLICATION SUBMITTAL DATE: March 10, 2014 (Original Application)
April 07, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 30.08 acres into 100 residential lots and 4 common areas, located approximately 890 feet east of Sleepy Hollow Road and on the south side of Wilmeth Road. Currently, the subject property is located within the City of McKinney's Extraterritorial Jurisdiction (ETJ).

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: Unzoned – “ETJ” – Extraterritorial Jurisdiction

North	Unzoned – “ETJ” – Extraterritorial Jurisdiction	Single Residences	Family
South	Unzoned – “ETJ” – Extraterritorial Jurisdiction	Single Residences	Family
East	Unzoned – “ETJ” – Extraterritorial Jurisdiction	Single Residences	Family
West	Unzoned – “ETJ” – Extraterritorial Jurisdiction	Single Residences	Family

Discussion: Properties located within the ETJ are not subject to the City of McKinney Zoning Ordinance.

ACCESS/CIRCULATION:

Adjacent Streets: County Road 124 (Future Wilmeth Road), 120' Right-of-Way, 6 Lane Major Arterial

Discussion: The subject property will have two points of access to County Road 124 (Future Wilmeth Road) along the northern side of the property.

TREE PRESERVATION ORDINANCE: Because the subject property is located within the City of McKinney's ETJ and not within the City's limits, the applicant will not be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: As required by the Subdivision Ordinance
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.

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: Not Applicable

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

Median Landscape Fees: Not Applicable

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