

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Samantha Gleinser, Planner

**SUBJECT:** Consider/Discuss/Act on the Request by ADG Heatherwood, L.L.C., for Approval of a Preliminary-Final Plat for 160 Single Family Residential Lots and 2 Common Areas (Heatherwood Phase 4), Being Fewer than 39 Acres, Located on the North Side of Wilmeth Road and Approximately 1,900 Feet West of Lake Forest Drive

**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 provide filing information for all off-site easements.
3. The applicant revise the setback exhibit to show rear and side setback lines.
4. The applicant revise the plat to have the signature block to show "City Manager".

**APPLICATION SUBMITTAL DATE:** July 15, 2013 (Original Application)  
July 29, 2013 (Revised Submittal)  
August 8, 2013 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 38.32 acres into 160 single family detached residential lots and 2 common areas (Heatherwood Phase 4), located on the north side of Wilmeth Road and approximately 1,900 feet west of Lake Forest Drive. The subject property was preliminary-final platted as part of a

larger tract in 2006, however due to changes in the lot configuration, the applicant has opted to revise this portion of the Heatherwood subdivision.

**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. 2010-09-032 (Single Family Residential Uses)

North	"ETJ" - Extraterritorial Jurisdiction	Bloomdale Farms Subdivision and Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 2006-05-059 (Single Family Residential Uses)	Heatherwood Phase 2B
East	"PD" – Planned Development District Ordinance No. 2010-09-032 (Single Family Residential Uses)	Heatherwood Phase 3B and Undeveloped Land
West	"ETJ" - Extraterritorial Jurisdiction	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: County Road 123 (Bloomdale Road), 120' Right-of-Way, 6-Lane Major Arterial

Discussion: The applicant is proposing that the subdivision will have access to Bloomdale Road to the north and the remainder of the Heatherwood Subdivision to the east and south via Bluewood Drive.

**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

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. 2008-10-173)

Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

Median Landscape Fees: Required along Bloomdale Road (\$34,494)

Park Land Dedication Fees: 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.

**MISCELLANEOUS:** Per the Subdivision Ordinance, preliminary-final plats should not have a signature block, as this plat will not be filed. However, prior to filing the record plat, a signature must be obtained by the City Manager. It is at this time that the signature block should be added to the plat.

**ATTACHMENTS:**

- Standard Conditions for Preliminary-Final Plat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat