

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Consider/Discuss/Act on the Request by 4th Avenue Investments, on Behalf of Honey Creek Partners, L.P., Irma Leigh Goleman, Jon Bayless and Rebecca L. Roberts Bayless, for Approval of a Preliminary-Final Plat for 12 Single-Family Residential Lots and 6 Common Areas (Nature Place Addition), Being Fewer than 6 Acres, Located on the Northeast Corner of Country Club Road (F.M. 1378) and Nature Place

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 remove all notations saying "by this plat".
3. The applicant revise the plat to read "Lots 1-5, Block A" in the title block.
4. The applicant revise the plat to show existing lot filing information.
5. The applicant revise the plat to show filing information for all off-site easements.
6. The applicant revise the setback exhibit to show all common areas.
7. The applicant revise the plat to show all filing information for any properties within 200 feet of the subject property.
8. The applicant revise the plat to add the note "All common areas shall be owned and maintained by the homeowners association (HOA)".

9. The applicant revise the plat to label Common Area C-2 as a Utility and Mutual Access Easement.

APPLICATION SUBMITTAL DATE: July 29, 2013 (Original Application)
August 16, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide the subject property as 12 single-family residential lots and 6 common areas (Nature Place Addition) on approximately 5.95 acres, located on the northeast corner of Country Club Road (F.M. 1378) and Nature Place.

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. The applicant has not shown the common areas on the setback exhibit. Per the Subdivision Ordinance, the applicant should revise the setback exhibit to show all common areas. Additionally, the applicant has not shown all filing information within 200 feet of the subject property, and must be shown on the plat prior to filing for record.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2013-06-057 and "PD" – Planned Development District Ordinance No. 2013-08-079 (Single Family Residential Uses)

North	"AG" – Agricultural District (Agricultural Uses)	Heard Nature Science Museum and Wildlife Sanctuary
South	City of Fairview	Fairview Meadows Subdivision and Undeveloped Land
East	City of Fairview	The Woods of Ascot Heath Subdivision
West	"PD" – Planned Development District Ordinance No. 2006-07-089	Serenity Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Country Club Road (F.M. 1378), 120' (currently variable width 90'-105') Right-of-Way, Future Major Arterial Roadway

Nature Place, 50' Right-of-Way, Collector Roadway

Discussion: The proposed subdivision will have one direct access to both Country Club Road (F.M. 1378) and Nature Place.

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 per 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. Additionally, the applicant is required to show filing information for all off-site easements that are necessary for the development of the subject property. The Subdivision Ordinance also requires that on-site easements be shown and labeled as well, and as such Common Area C-2 should be labeled as a Utility and Mutual Access Easement.

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 per Associated Annexation Agreement (Ordinance No. 2008-10-173) |
| Utility Impact Fees: | Applicable (Ordinance No. 2008-10-174) |
| Median Landscape Fees: | Not Applicable |
| 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.

ATTACHMENTS:

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