

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Samantha Pickett, Planner II

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request for Approval of a Preliminary-Final Replat for 24 Single Family Residential Lots and 5 Common Areas (Cooper Life @ Craig Ranch, Phase 2 Addition), Being Fewer than 8 Acres, Located on the Southeast Corner of Avondale Drive and Uplands Drive

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final replat.

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary-final replat with the following condition:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.

**APPLICATION SUBMITTAL DATE:** July 28, 2014 (Original Application)  
August 18, 2014 (Revised Submittal)  
August 25, 2014 (Revised Submittal)  
August 29, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to replat approximately 7.20 acres, previously approved for 40 single family attached (townhome) residential lots and 10 common areas, as 24 single family detached residential lots and 5 common areas, located at the southeast corner of Avondale Drive and Uplands Drive.

**PLATTING STATUS:** The subject property is currently platted as Lots 1R, 2R, 3, 4, 5, 6, 7, 8, and Common Areas A3-1R and A3-2R, Block A3 of the Cooper Life at Craig Ranch Addition; Lots 1 – 16, and Common Areas C1, C2, C3, and C4, Block C of the Copper Living Center Addition and Lots 1 – 16, and Common Area D1, D2, D3, and D4, Block D of the Cooper Living Center Addition. Subsequent to the approval of the preliminary-final 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.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: “PD” – Planned Development District Ordinance No. 2014-07-049 and “REC” – Regional Employment Center Overlay District (Single Family Detached Residential Uses)

North “PD” – Planned Development District Ordinance No. 2014-07-049 (Single Family Detached Residential Uses), “PD” – Planned Development District Ordinance No. 2006-11-132 (Mixed Uses) and “REC” – Regional Employment Center Overlay District Undeveloped Land

South “PD” – Planned Development District Ordinance No. 2001-02-017 and “REC” – Regional Employment Center Overlay District (Commercial Uses) Cooper Aerobics Center at Craig Ranch

East “PD” – Planned Development District Ordinance No. 2006-11-132 (Mixed Uses), “PD” – Planned Development District Ordinance No. 2001-02-017 (Commercial Uses) and “REC” – Regional Employment Center Overlay District Texas Health Outpatient Center and Undeveloped Land

West “PD” – Planned Development District Ordinance No. 2014-07-049 (Single Family Detached Residential Uses), “PD” – Planned Development District Ordinance No. 2006-11-132 (Single Family Attached Residential Uses) and “REC” – Regional Employment Center Overlay District Cooper Life at Craig Ranch Subdivision and Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Avondale Drive, 28’ Right-of-Way, Alley  
Uplands Drive, 52’ Right-of-Way, Residential  
Hewitt Drive, 52’ Right-of-Way, Residential  
Exeter Avenue, 52’ Right-of-Way, Residential

Millie Way, 52' Right-of-Way, Residential

Aerobic Way, 52' Right-of-Way, Residential

Discussion: All proposed lots have access to a public street.

**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 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. 2013-11-108)

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 per the VCIM Development Agreement

Pro-Rata: As determined by the City Engineer

**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/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation