

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 JBI Partners, Inc., on Behalf of D.R. Horton – Texas, Ltd., for Approval of a Preliminary-Final Plat for 19 Single Family Residential Lots (The Reserve at Westridge Tower Tract), Being Fewer than 5 Acres, Located Approximately 2,300 Feet West of Independence Parkway and Approximately 2,300 Feet South of Virginia Parkway

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 have the signature block show “City Manager”.

APPLICATION SUBMITTAL DATE: August 26, 2013 (Original Application)
September 9, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 4.12 acres into 19 single family residential lots and 1 common area, located approximately 2,300 feet west of Independence Parkway and approximately 2,300 feet south of Virginia Parkway. The subject property was recently annexed (13-031A) into the City of McKinney and is part of the existing Reserve at Westridge 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. 2006-04-044 and “PD” – Planned Development District Ordinance No. 2013-05-049 (Single Family Residential Uses)

North “PD” – Planned Development District Ordinance No. 2006-04-044 (Single Family Residential Uses) Future Reserve at Westridge Phase 7 Subdivision

South “PD” – Planned Development District Ordinance No. 2006-04-044 (Single Family Residential Uses) Future Reserve at Westridge Phase 5 Subdivision

East “PD” – Planned Development District Ordinance No. 2006-04-044 (Single Family Residential Uses) Future Reserve at Westridge Phase 6 Subdivision

West “PD” – Planned Development District Ordinance No. 2006-04-044 (Single Family Residential Uses) Future Reserve at Westridge Phase 7 Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Wimberly Circle, 50’ Right-of-Way, Local Residential Street

Musketball Place, 50’ Right-of-Way, Local Residential 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 per Development Agreement (Ordinance No. 2008-10-173)

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

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.

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