

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Shaddock Developers, Ltd., on Behalf of MVC Investments, Ltd., for Approval of a Preliminary-Final Replat for 48 Single Family Residential Lots and 6 Common Areas (Enclave at Hidden Creek), Being Fewer than 4 Acres, Located Approximately 1,600 Feet North of Eldorado Parkway and on the East Side of Orchid Drive

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

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

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

Prior to filing the plat for record:

2. The applicant remove the building setback lines shown on the plat.
3. The applicant revise the plat to show the wall maintenance easement along the creek, to be maintained by the H.O.A., subject to review and approval by the City Engineer.
4. The applicant provide an engineering analysis and stability study for floodplain reclamation and reconstruction of the creek (necessary due to roadway construction), subject to review and approval by the City Engineer.
5. The applicant revise the plat to correctly label the limits of the Perimeter Tree Zone, adjacent to the northern property line, subject to the review and approval of the City's Landscape Architect.

APPLICATION SUBMITTAL DATE: March 25, 2013 (Original Application)
April 8, 2013 (Revised Submittal)
April 10, 2013 (Revised Submittal)
April 29, 2013 (Revised Submittal)

May 9, 2013 (Revised Submittal)
May 15, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 14.09 acres into 48 residential lots and 6 common areas, located approximately 1,600 feet north of Eldorado Parkway and on the east side of Orchid Drive.

This item was tabled at the May 14, 2013 Planning and Zoning Commission meeting per the applicant's request.

PLATTING STATUS: The subject property is currently platted as Lot 2, Block A of the Highlands Addition.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 96-12-061 (Single Family Residential Uses) and "PD" – Planned Development Ordinance No. 99-02-024 (Single Family Residential Uses)

North	"PD" – Planned Development District Ordinance No. 96-04-015 (Single Family Residential Uses)	Hidden Subdivision	Creek
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South	"PD" – Planned Development District Ordinance No. 96-12-061 (Single Family Residential Uses) and "PD" – Planned Development Ordinance No. 99-02-024 (Single Family Residential Uses)	McKinney Bible Church	Fellowship
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East	"PD" – Planned Development District Ordinance No. 96-04-015 (Single Family Residential Uses)	Hidden Subdivision	Creek
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West	"PD" – Planned Development District Ordinance No. 1811 (Multiple Family Residential Uses)	Saxon Apartments	Woods
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ACCESS/CIRCULATION:

Adjacent Streets: Orchid Drive, 60' Right-of-Way, Collector Street

Discussion: The applicant has proposed a divided ingress/egress point off of Orchid Drive to serve the proposed subdivision.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance subject to the review and approval of the City's Landscape Architect. The applicant has based the Perimeter Tree Zone on a

preliminary tree survey. Once a revised tree survey has been provided, the applicant will be required to correctly label the limits of the Perimeter Tree Zone, adjacent to the northern property line, subject to the review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Orchid Drive
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

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.

FEES:

Roadway Impact Fees:	Applicable (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:

- Planning and Zoning Commission Meeting Minutes – May 14, 2013
- Standard Conditions for Preliminary-Final Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation