

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Matt Robinson, AICP, Planning Manager

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request for Approval of a Preliminary-Final Replat for 80 Single Family Attached Residential Lots, 1 Commercial Lot and 7 Common Areas (Provence Townhome Addition), Located Approximately 1,135 Feet South of Eldorado Parkway and on the West Side of Alma Road

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 condition:

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

APPLICATION SUBMITTAL DATE: August 25, 2014 (Original Application)
September 22, 2014 (Revised Submittal)
October 23, 2014 (Revised Submittal)
November 17, 2014 (Revised Submittal)
November, 21, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 14.16 acres into 80 single family attached (townhome) residential lots and 7 common areas, and to replat 1 commercial lot, located along Alma Road approximately 1,135 feet south of Eldorado Parkway.

PLATTING STATUS: The majority of the subject property is currently unplatted, with existing Lot 1. Block A of the Builder's Carpet Addition being replatted. 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 and/or Certificate of Occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	RG-27 General Residence Townhome District and "PD" – Planned Development District Ordinance No. 2003-02-015 (Light Manufacturing Uses)	Builder's Carpet & Design Center and Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 2005-11-014 (Multi-Family Residential Uses and "PD" – Planned Development District Ordinance No. 2003-02-015 (Light Manufacturing Uses)	Villas at Willow Grove and Advantage Storage
South	"PD" – Planned Development District Ordinance No. 2003-02-015 (Single Family Residential Uses)	Aspendale Residential Subdivision
East	"AG" – Agriculture (Agricultural Uses) and "OS" - Open Space	Gabe Nesbitt Community Park
West	"PD" – Planned Development District Ordinance No. 1621 (Open Space/ Regional Detention Uses) and "PD" – Planned Development District Ordinance No. 2005-11-014 (Multi-Family Residential Uses)	Stonebridge Ranch Regional Detention Pond and Villas at Willow Grove

ACCESS/CIRCULATION:

Adjacent Streets: Alma Road, 120' Right-of-Way, Major Arterial

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Alma Road and as required per the Subdivision Ordinance

Hike and Bike Trails: Not Required

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.

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

Pro-Rata: As Determined by the City Engineer

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