

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Eleana Galicia, Planner I

**SUBJECT:** Consider/Discuss/Act on a Preliminary-Final Plat for 53 Single Family Residential Lots (Stone Hollow Addition Phase Five), Located on the North Side of Nicolet Lane and on the East Side of Caribou Trail

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

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary-final plat with the following condition, which must be satisfied prior to filing the plat for record:

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

**APPLICATION SUBMITTAL DATE:** October 10, 2014 (Original Application)  
October 27, 2014 (Revised Submittal)  
November 17, 2014 (Revised Submittal)  
November 21, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 13.10 acres into 53 single family detached residential lots.

**PLATTING STATUS:** The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat, a record plat, 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.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“PD” - Planned Development District Ordinance No. 2014-09-061 (single family residential uses) and Regional Employment Center Overlay District	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2003-02-015 (park uses)	Gabe Nesbitt Park
South	“PD” – Planned Development District Ordinance No. 2011-12-081 (single family residential uses) and Regional Employment Center Overlay District	Stone Hollow Subdivision - Phase 2
East	“PD” – Planned Development District Ordinance No. 2011-12-081 (single family residential uses) and Regional Employment Center Overlay District	Stone Hollow Subdivision - Phase 4
West	“PD” – Planned Development District Ordinance No. 2011-12-081 (single family residential uses) and Regional Employment Center Overlay District	Stone Hollow Subdivision - Phase 2

**ACCESS/CIRCULATION:**

Adjacent Streets: Sawtooth Trail, 46’ Right-of-Way, Local Residential Street

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

**PUBLIC IMPROVEMENTS:**

Sidewalks: As required by 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) **(Per Approved Stone Hollow Agreement)**

Utility Impact Fees:           Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees:       Not Applicable

Park Land Dedication Fees:   Applicable

Pro-Rata:                        As Determined by the City Engineer

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no comments in 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