

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Samantha Gleinser, Planner

**SUBJECT:** Consider/Discuss/Act on the Request by Petsche & Associates, Inc., on Behalf of CTMGT Erwin Farms, L.L.C., for Approval of a Preliminary-Final Plat for 558 Single Family Residential Lots and 48 Common Areas (Erwin Farms), Being Fewer than 188 Acres, Located North and South Between C.R. 164 (Future Bloomdale Road) and C.R. 943 (Wilmeth Road) and Approximately 2,300 Feet West of Hardin Boulevard

**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 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 show all street names.

**APPLICATION SUBMITTAL DATE:** July 15, 2013 (Original Application)  
July 29, 2013 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 187.30 acres into 558 single family residential lots and 48 common areas.

**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. 2005-11-120 (Single Family Residential Uses)

North "AG" – Agricultural District (Agricultural Uses) Undeveloped Land

South "AG" – Agricultural District (Agricultural Uses) Undeveloped Land

East "PD" – Planned Development District Ordinance No. 2001-08-094 and "ETJ" – Extraterritorial Jurisdiction (Single Family Residential Uses) Timber Creek and Single Family Residence

West "ETJ" – Extraterritorial Jurisdiction Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: County Road 164 (Bloomdale Road), 120' Right-of-Way, 6-Lane Major Arterial

County Road 164 (Future Bloomdale Road), 120' Right-of-Way, 6-Lane Major Arterial

County Road 943 (east-west portion) (Future Wilmeth Road), 120' Right-of-Way, 6-Lane Major Arterial

County Road 943 (north-south portion) (Future Unnamed Road), 120' Right-of-Way, 6-Lane Major Arterial

Holly Ridge Way, 60' Right-of-Way, 2-Lane Residential Collector

Discussion: The proposed subdivision will have access via Bloomdale Road to the north and Wilmeth Road to the south.

**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: 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. 2008-10-173)

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

Median Landscape Fees: Required along Bloomdale Road (\$39,285.81), Wilmeth Road (\$12,859.39), and Future Arterial C.R. 943 (\$24,708.22)

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:**

- Standard Conditions for Preliminary-Final Plat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat