

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Aaron Bloxham, Planner I

**SUBJECT:** Consider/Discuss/Act on a Preliminary-Final Plat for 118 Single Residential Lots and 5 Common Areas (Tucker Hill, Phase 4), Located on the Northeast Corner of Tremont Boulevard and Darrow Drive

**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 condition, which must be satisfied prior to filing a plat for record:

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

**APPLICATION SUBMITTAL DATE:** June 29, 2015 (Original Application)  
July 27, 2015 (Revised Submittal)  
July 31, 2015 (Revised Submittal)  
August 12, 2015 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 37.32 acres into 118 lots and 5 common areas for single family detached residential units within the Tucker Hill 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.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“PD” – Planned Development Ordinance No. 2015-06-052 (Single Family Residential Uses)	Undeveloped Land
North	“PD” – Planned Development Ordinance No. 2015-06-052 and “PD” – Planned Development Ordinance No. 2010-10-042 (Single Family Residential Uses)	Undeveloped Land
South	“PD” – Planned Development Ordinance No. 2015-06-052 and “PD” – Planned Development Ordinance No. 2010-10-042 (Single Family Residential Uses)	Tucker Hill, Phase 1B, 2A, 2B and Undeveloped Land
East	“PD” – Planned Development Ordinance No. 2010-10-042 (Single Family Residential Uses)	Undeveloped Land
West	“PD” – Planned Development Ordinance No. 2015-06-052 (Single Family Residential Uses)	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Darrow Drive, 54’ Right-of-Way, Residential Street

Tremont Boulevard, 84’ Right-of-Way, Collector

Fitzgerald Avenue, 64’ Right-of-Way, Collector

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

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Tremont Boulevard, Paxton Drive, Fitzgerald Avenue, Stanhope Street, Majestic Avenue, Cormac Street, Drummond Street, Hanover Street and Cromwell Street

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 the Tucker Hill Development Agreement)**

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) **(Per the Tucker Hill Development Agreement)**

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Per the Tucker Hill Development Agreement

Pro-Rata: Not Applicable

**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 Plat