

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 117 Single Family Residential Lots and 5 Common Areas (Auburn Hills, Phase 3), Located on the North Side of U.S. Highway 380 (University Drive) and East and West of County Road 160 and South of Wilmeth Road

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 Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: June 29, 2015 (Original Application)
July 13, 2015 (Revised Submittal)
July 16, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 39.42 acres into 117 single family detached residential lots and 5 common areas.

On April 28, 2015, the Planning and Zoning Commission approved a preliminary-final plat (15-063PF) for the overall parent tract of the Auburn Hills subdivision which included Phase Three (the subject property). The applicant is now submitting a revised preliminary-final plat for this portion of the parent tract.

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:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“SF5” – Single Family Residential District (Single Family Residential Uses), and “CC” – Corridor Commercial Overlay District	Undeveloped Land
North	“SF5” – Single Family Residential District (Single Family Residential Uses)	Undeveloped Land
South	“SF5” – Single Family Residential District (Single Family Residential Uses)	Undeveloped Land
East	“SF5” – Single Family Residential District (Single Family Residential Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2013-12-113 (Single Family Residential Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Future Street “X”, 50’ Right-of-Way, Collector

Future Street “M”, 50’ Right-of-Way, Collector

Discussion: The proposed private development is one phase of a larger single family residential subdivision (Auburn Hills). The adjacent collector streets will provide access to Wilmeth Road (County Road 161) located to the north, US Highway 380 (University Drive) located to the south, and to future Ridge Road located to the West.

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along all public streets within the subdivision

Hike and Bike Trails: Required per the associated development agreement

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) **(Credits available per the associated development 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 (Cash in lieu of land estimated at \$130,207)

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