

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Samantha Pickett, Planning Manager

**FROM:** Danielle Quintanilla, Planner I

**SUBJECT:** Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of Valle Estates Addition, Located Approximately 270 Feet West of Jordan Road and on the North Side of Bois D'Arc Road

**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:

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

**APPLICATION SUBMITTAL DATE:** October 10, 2016 (Original Application)  
January 17, 2017 (Revised Submittal)  
February 7, 2017 (Revised Submittal)  
February 20, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 0.88 acres into two lots, proposed Lot 1 (approximately 0.30 acres) and proposed Lot 2 (approximately 0.58 acres) for single family residential uses.

**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 District Ordinance No. 96-11-52 (Single Family Residential Uses)	Undeveloped Land
North	“RS-45” – Single Family Residence District and “PD” – Planned Development District Ordinance No. 96-12-60 (Single Family Residential Uses)	Woodberry Estates Subdivision and Glenwood Estates Subdivision
South	“RS-60” – Single Family Residence District (Residential Uses)	Deer Creek Subdivision
East	“PD” – Planned Development District Ordinance No. 97-04-15 (Single Family Residential Uses)	Woodberry Estates Subdivision
West	“RS-45” – Single Family Residence District (Single Family Residential Uses)	Glenwood Estates Subdivision

**ACCESS/CIRCULATION:**

Adjacent Streets: Bois D’ Arc Road, Variable Right-of-Way Width, Collector

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

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Bois D’ Arc Road

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. 2017-02-021)

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 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