

CITY COUNCIL MEETING OF 07-21-15 AGENDA ITEM #15-128PF

**AGENDA ITEM**

**TO:** City Council

**THROUGH:** Michael Quint, Director of Planning  
Brandon Opiela, Planning Manager

**FROM:** Eleana Galicia, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Plat for 301 Single Family Residential Lots and 14 Common Areas (Auburn Hills, Phase 5), Located on the North Side of U.S. Highway 380 (University Drive), South Side of Wilmeth Road and East of County Road 160

**APPROVAL PROCESS:** The City Council 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:** May 11, 2015 (Original Application)  
June 29, 2015 (Revised Submittal)  
July 2, 2015 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 102.38 acres into 301 single family detached residential lots and 14 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 Five (the subject property). The applicant is now submitting a revised preliminary-final plat for a portion of the parent tract, in accordance with the associated specific use permit for a private street residential development being considered concurrently by the City Council.

Typically, preliminary-final plats are considered by the Planning and Zoning Commission; however, this plat has bypassed the Planning and Zoning Commission and is being considered by the City Council concurrently with the associated specific

use permit for a private street subdivision. Should the associated specific use permit for a private street subdivision be denied, the proposed plat cannot be approved.

**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:**

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	"C2" – Local Commercial District (Commercial Uses), and "CC" – Corridor Commercial Overlay District	Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 2007-07-068 (Commercial Uses), "RS-45" – Single Family Residence District (Single Family Residential Uses), "PD" – Planned Development District Ordinance No. 2003-06-060 (Single Family Residential Uses), and "CC" – Corridor Commercial Overlay District	Baylor Medical Center, Waterside Subdivision, and Summit View Lake Subdivision
West	"SF5" – Single Family Residential District (Single Family Residential Uses), and "CC" – Corridor Commercial Overlay District	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Future Street "M", 50' Right-of-Way, Collector  
 Future Street "X", 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.

The entrances to a private street subdivision must allow for the turnaround of all vehicles (including emergency service vehicles) that cannot gain access to the subdivision. The final dimensions and radii for drives in front of the proposed gates will be subject to the review and approval of the City Engineer and Fire Marshal. The type of gate or controlled access mechanism is also subject to the approval of the City's Fire Marshal.

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

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Future Streets "X" and "M", and as required by the Subdivision Ordinance

Hike and Bike Trails: Required along the eastern and southern property line of the subject property

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.

The required 10-foot wide Hike and Bike Trail proposed in close proximity to the eastern and southern property line of the subject property and will be located outside the private street subdivision in accordance with the City's Hike and Bike Trail Master Plan.

**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

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
- PowerPoint Presentation