

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Consider/Discuss/Act on the Request by Dowdey, Anderson & Associates, Inc., on Behalf of Beazer Homes Texas, L.P., for Approval of a Preliminary-Final Plat for 110 Single Family Residential Lots and 6 Common Areas (Live Oak Creek Addition), Being Fewer than 36 Acres, Located Approximately 280 Feet South of U.S. Highway 380 (University Drive) and on the East Side of Community Avenue

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 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 provide the filing information for all easements within 200 feet of the subject property.

APPLICATION SUBMITTAL DATE: August 26, 2013 (Original Application)
September 6, 2013 (Revised Submittal)
September 9, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 35.32 acres into 110 single family residential lots and 6 common areas, located on the east side of Community Avenue and approximately 500 feet south of U.S. Highway 380 (University Drive).

A preliminary-final plat for the subject property had been previously approved (12-160PF); however, due to the applicant's desire to include an additional lot within the subdivision, the applicant is requesting approval of a revised preliminary-final plat.

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. Per the Subdivision Ordinance, all recorded features (including existing easements of adjacent subdivisions) within 200 feet of the subject property must be labeled with the associated filing information. As such, the applicant should revise the plat to show the filing information for the adjacent easements.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2011-12-080 (Commercial and Residential Uses)

North	“PD” – Planned Development District Ordinance No. 2007-09-086 (Commercial Uses)	QuikTrip Convenience Store and Just Brakes
	“PD” – Planned Development District Ordinance No. 2000-02-017 (Commercial Uses)	Undeveloped
South	“PD” – Planned Development District Ordinance No. 2011-12-080 (Office Uses)	Undeveloped
East	“PD” – Planned Development District Ordinance No. 98-10-57 (Commercial Uses)	Cameron Crossing Shopping Center
West	“PD” – Planned Development District Ordinance No. 2007-09-086, “PD” – Planned Development District Ordinance No. 2004-07-070 (Commercial Uses)	Undeveloped
	“PD” – Planned Development District Ordinance No. 1281 and (Office and Manufacturing Uses)	Raytheon

ACCESS/CIRCULATION:

Adjacent Streets: Community Avenue, 80’ Right-of-Way, Minor Arterial Roadway

Discussion: The proposed single family subdivision will take access off of Community Avenue at two points leading into the subdivision.

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 along the west side of Jeans Creek
- 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: Not Required
- Park Land Dedication Fees: Applicable (estimated at \$231,761 based on the current Collin County Appraisal District value)
- Pro-Rata: Applicable (Sanitary Sewer estimated at \$202,872.48; Water along Community Avenue estimated at \$27,609.70)

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