

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 66 Single Family Residential Lots and 1 Common Area (Creekside at Craig Ranch, Phase Two), Located Approximately 670 Feet East of Custer Road and on the South Side of Silverado Trail

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: January 12, 2015 (Original Application)
January 26, 2015 (Revised Submittal)
February 02, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 14.99 acres into 66 lots for single family detached residential uses and 1 common area.

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	“PD” – Planned Development District Ordinance 2013-08-075 and “REC” – Regional Employment Center Overlay District (Single Family Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance 2008-09-097 and “REC” – Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance 2013-08-075 and “REC” – Regional Employment Center Overlay District (Multi-Family Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 1756 (Park/Open Space)	Rowlett Creek Park
West	“PD” – Planned Development District Ordinance 2013-08-075 and “REC” – Regional Employment Center Overlay District (Single Family and Multi-Family Uses)	Future Creekside at Craig Ranch Subdivision and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Silverado Trail, 100ft Right-of-Way, Minor Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Silverado Trail and as required by the subdivision ordinance.

Hike and Bike Trails: Not applicable

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. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees: Applicable along Silverado Trail

Park Land Dedication Fees: Applicable (cash in lieu of land estimated at \$132,000)

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