



19-0040PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Timber Creek Phase 2B, Located on the Northwest Corner of Wilmeth Road and Timber Ridge Trail

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

MEETING DATE: April 23, 2019

DEPARTMENT: Planning

CONTACT: Kaitlin Gibbon, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: February 22, 2019 (Original Application)
April 1, 2019 (Revised Submittal)
April 8, 2019 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed Preliminary-Final Plat with the following conditions, 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.
2. The applicant revise the plat to provide the surveyor's information.
3. The applicant revise the plat to provide the owner's certificate.

ITEM SUMMARY: The applicant is proposing to subdivide approximately 3.64 acres into 11 lots and 2 common areas 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:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2016-09-070 (Single Family Residential Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2002-06-069 (Single Family Residential Uses)	Timber Creek Phase 1 Subdivision
South	"PD" - Planned Development District Ordinance No. 1509 (Single Family Residential Uses)	High Pointe Phase 6C Subdivision
East	"PD" - Planned Development District Ordinance No. 2002-06-069 (Single Family Residential Uses)	Timber Creek Phase 1 Subdivision
West	"PD" - Planned Development District Ordinance No. 1448 (Commercial Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Wilmeth Road, 120' Right-of-Way, Major Arterial Timber Ridge Trail, 50' Right-of-Way, Collector

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 City Arborist. The applicant will 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: Existing along Wilmeth Road
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 accompanying 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. 2013-11-108)
Utility Impact Fees:	Applicable (Ordinance No. 2017-02-021)
Median Landscape Fees:	Applicable along Wilmeth Road
Park Land Dedication Fees:	Applicable
Pro-Rata:	As determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed preliminary-final plat.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)