



17-049PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for 118 Single Family Residential Lots and 4 Common Areas, Located Approximately 1,100 Feet East of Custer Road and Approximately 275 Feet South of Collin McKinney Parkway

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING BODY: Planning and Zoning Commission

DATE: April 11, 2017

CONTACT: Samantha Pickett, Planning Manager
Melissa Spriegel, Planner I

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, 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.
2. The applicant revise the plat to include the approved street names.
3. The applicant revise the plat to revise 4 Common Area Lots to 4 Common Areas in the title block.

APPLICATION SUBMITTAL DATE: February 27, 2017 (Original Application)
March 13, 2017 (Revised Submittal)
March 27, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 30.50 acres into 118 single family residential lots and 4 common area 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. 2014-01-002 and "REC" - Regional Employment Center Overlay District	Undeveloped Land
North	"SO" - Suburban Office District and "REC" - Regional Employment Center Overlay District	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2014-01-002 and "REC" - Regional Employment Center Overlay District	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2014-01-002; "PD" - Planned Development District Ordinance No. 2001-02-017; and "REC" - Regional Employment Center Overlay District	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2014-01-002 and "REC" - Regional Employment Center Overlay District	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Piper Glen Road, 50' Right-of-Way, Collector

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

PUBLIC IMPROVEMENTS:

Sidewalks: As Required Per the Subdivision Ordinance

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.

SUPPORTING MATERIALS:

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