



17-024PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for 43 Single Family Residential Lots and 4 Common Areas (Liberty Hill), Located Approximately 200 Feet East of Alma Road and on the North Side of Collin McKinney Parkway

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING BODY: Planning and Zoning Commission

DATE: April 25, 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 filing information for all adjacent lots and off-site easements.
3. The applicant revise the plat to include street names, subject to the review and approval of the GIS Department.
4. The applicant file the associated conveyance plat with the County prior to approval of the Record Plat.

APPLICATION SUBMITTAL DATE: January 30, 2017 (Original Application)
March 27, 2017 (Revised Submittal)
April 10, 2017 (Revised Submittal)

April 17, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 8.64 acres into 43 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/replat, 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 (Single Family Residential Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2014-07-048 and "REC" - Regional Employment Center Overlay District (Single Family Residential Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2008-06-054 and "REC" - Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2015-07-068 and "REC" - Regional Employment Center Overlay District (Single Family Residential Uses)	Watters Branch Subdivision
West	"PD" - Planned Development District Ordinance No. 2006-11-132 and "REC" - Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Collin McKinney Parkway, 120' Right-of-Way, Greenway Arterial
Alma Road, 120' Right-of-Way, Major Arterial

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:	Not Applicable (Ordinance No. 2013-11-108) (Waived per VCIM Agreement)
Utility Impact Fees:	Applicable (Ordinance No. 2017-02-021)
Median Landscape Fees:	Not Applicable per MRL Agreement
Park Land Dedication Fees:	Not Applicable per VCIM Agreement
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](#)