



16-343PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for 56 Single Family Residential Lots and 4 Common Areas (Adolphus McKinney), Located Approximately 785 Feet North of White Avenue and on the East Side of Community Avenue

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: April 25, 2017

DEPARTMENT: Planning

CONTACT: Samantha Pickett, Planning Manager
Steven Doss, AICP, Planner II

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 Approval Checklist, attached.
2. The applicant revise the plat to include street names, subject to approval by the GIS Department.

APPLICATION SUBMITTAL DATE: November 28, 2016 (Original Application)
December 28, 2016 (Revised Submittal)
January 19, 2017 (Revised Submittal)
April 12, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 17.65 acres into 56 single family residential lots and 4 common areas.

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	"SF5" - Single Family Residential District and "CC" - Corridor Commercial Overlay District (Single Family Residential Uses)	Undeveloped Land
North	"BG" - General Business District and "CC" - Corridor Commercial Overlay District (Commercial Uses)	Live Oak Subdivision
South	"PD" - Planned Development District Ordinance No. 98-04-24 (Multi-Family and Single Family Attached Residential Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 97-12-64, "C" -Planned Center District, and "CC" - Commercial Corridor Overlay District (Commercial Uses)	The Home Depot and Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 1281 and "CC" - Commercial Corridor Overlay District (Office and Light Manufacturing Uses)	Raytheon Company

ACCESS/CIRCULATION:

Adjacent Streets: Community Avenue, 80' 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 Community Avenue and as required per the Subdivision Ordinance

Hike and Bike Trails: Required along the west side of Jeans Creek

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 Required
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](#)