



17-118PF

TITLE: Consider/Discuss/Act a Preliminary-Final Plat for Lot 1, Block A, of the Hall Addition, Located at 2401 Woodlawn Road

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: June 13, 2017

DEPARTMENT: Planning

CONTACT: Danielle Quintanilla, Planner I
Samantha Pickett, Planning Manager

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 the plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: April 25, 2017 (Original Application)
May 22, 2017 (Revised Submittal)
May 25, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to develop an approximately 6.50 acre tract of land 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, 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 certificate of occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"AG" - Agricultural District (Agricultural Uses)	Single Family Residence
North	"AG" - Agricultural District (Agricultural Uses)	Single Family Residence
South	"AG" - Agricultural District (Agricultural Uses)	Single Family Residence
East	"MH" - Heavy Manufacturing District (Manufacturing Uses)	Undeveloped Land
West	"ML" - Light Manufacturing District (Manufacturing Uses)	Watson & Chalin Manufacturing, Inc.

ACCESS/CIRCULATION:

Adjacent Streets: Woodlawn Road, 60' Right-of-Way, Collector

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

PUBLIC IMPROVEMENTS:

Sidewalks: As required by 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 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.

FEES:

Roadway Impact Fees: Not Applicable

Utility Impact Fees: Not Applicable

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not 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](#)