



**17-108PFR**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Common Area C-1R, Block C, of the Vineyards Phase 1, Located Approximately 220 Feet South of Collin McKinney Parkway and on the East Side of Azeneth Avenue

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** June 27, 2017

**DEPARTMENT:** Planning

**CONTACT:** Melissa Spriegel, Planner I  
Samantha Pickett, Planning Manager  
Brian Lockley, Director of Planning, AICP, CPM

**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 replat with the following condition, 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 Replat Approval Checklist, attached.

**APPLICATION SUBMITTAL DATE:** April 17, 2017 (Original Application)  
May 8, 2017 (Revised Submittal)  
June 5, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to combine three single-family residential lots, a common area, and a portion of unplatted property into one common area. The applicant has indicated that the common area will be used to construct an amenity center for the adjacent residential subdivision (The Vineyards).

**PLATTING STATUS:** A portion of the subject property is currently platted as Lots 1-3 and Common Area C-1, Block C of the Vineyards Phase 1 Addition. The remainder of

the subject property is currently unplatted.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2015-10-088; "PD" - Planned Development District Ordinance No. 2015-05-042; and "REC" - Regional Employment Center Overlay District (Single Family Residential Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2015-10-088; "PD" - Planned Development District Ordinance No. 2015-05-042; and "REC" - Regional Employment Center Overlay District (Single Family Residential Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2015-10-088; "PD" - Planned Development District Ordinance No. 2015-05-042; and "REC" - Regional Employment Center Overlay District (Single Family Residential Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2015-10-088 and "REC" - Regional Employment Center Overlay District (Single Family Residential Uses)	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2015-05-042 and "REC" - Regional Employment Center Overlay District (Single Family Residential Uses)	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Amphora Avenue, 50' Right-of-Way, Local Azeneth Avenue, 50' Right-of-Way, Local

**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: As required per the Subdivision Ordinance.

Hike and Bike Trails: Not Required  
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: 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 replat.

**SUPPORTING MATERIALS:**

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