



**17-225PFR**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on Preliminary-Final Replat for Lots 1R-5R and 6-9, Block W, of The Trails at Craig Ranch, Phase 4, Located on the Northwest Corner of Uplands Drive and Wessex Court

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

**MEETING DATE:** October 10, 2017

**DEPARTMENT:** Planning

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

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final replat.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary-final replat with the following conditions, 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 Replat Approval Checklist, attached.
2. The applicant revise the Homeowners' Association documents to update the lot numbers.

**APPLICATION SUBMITTAL DATE:** August 4, 2017 (Original Application)  
August 29, 2017 (Revised Submittal)  
September 1, 2017 (Revised Submittal)  
September 7, 2017 (Revised Submittal)  
September 12, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to replat five existing single family detached residential lots, approximately 0.487 acres, into nine single family attached residential (townhome) lots.

**PLATTING STATUS:** The subject property is currently platted as Lots 1R-5R, Block W of the Trails at Craig Ranch. Subsequent to the approval of the preliminary-final replat, 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 building permit.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development Ordinance No. 2017-07-080 (Single Family Attached Residential Uses)	Undeveloped Land
North	"PD" - Planned Development Ordinance No. 2014-07-049 and "REC" -Regional Employment Center Overlay District (Single Family Residential Uses)	The Trails at Craig Ranch III
South	"PD" - Planned Development Ordinance No. 2014-07-049 and "REC" -Regional Employment Center Overlay District (Single Family Residential Uses)	The Trails at Craig Ranch III
East	"PD" - Planned Development Ordinance No. 2015-02-007 and "REC" -Regional Employment Center Overlay District (Multi-Family Residential Uses)	Undeveloped Land
West	"PD" - Planned Development Ordinance No. 2014-07-049 and "REC" -Regional Employment Center Overlay District (Single Family Residential Uses)	The Trails at Craig Ranch III

**ACCESS/CIRCULATION:**

Adjacent Streets: Wessex Court, 52' Right-of-Way, Local Uplands Drive, 52' Right of Way, Local The Esplanade, 52' Right of Way, Local Avondale Drive, 28' 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 Landscape Architect. 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) **(None due to VCIM agreement)**

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](#)