



18-0225PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for 35 Single Family Attached Residential Lots and 4 Common Areas (Habitat Bumpas Addition), Located on the South Side of Fitzhugh Street and on the East Side of Bumpas Street

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: November 13, 2018

DEPARTMENT: Planning

CONTACT: Derrick Rhys Wilson, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: September 13, 2018 (Original Application)
October 8, 2018 (Revised Submittal)
October 26, 2018 (Revised Submittal)
November 1, 2018 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat 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 Plat Approval Checklist, attached.
2. The applicant revise the plat to provide all off-site easement and separate instrument easement filing information.
3. The applicant revise the owner's dedication to match the title block language.

ITEM SUMMARY: The applicant is proposing to subdivide approximately 2.75 acres into 35 single family attached residential (townhome) 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	"PD" - Planned Development District Ordinance No. 2017-12-106 (Single Family Attached Residential Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2003-03-026 (Single Family Residential Uses)	Standifer Place Subdivision
South	"RS 60" - Single Family Residence District (Single Family Residential Uses) and "PD" - Planned Development District Ordinance No. 1680 (Light Manufacturing Uses)	Single Family Home and Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 1680 (Light Manufacturing Uses)	Undeveloped Land
West	"RS 60" - Single Family Residence District (Single Family Residential Uses)	Single Family Homes

ACCESS/CIRCULATION:

Adjacent Streets: Fitzhugh Street, 40' Right-of-Way, Local Bumpas Street, 40' 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:	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](#)
[Proposed Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)