



AGENDA ITEM # 6

TO Mayor and City Council

FROM J. Martin Sanchez, Director of Development Services

DATE May 14, 2019

SUBJECT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Joshua Luke P.E., JBI Partners for Approval of a Preliminary Final Plat for 1,235 lots, Approximately 424.506 acres of the James Wilson Survey, Abstract No. 963 , Located on the NE Corner of CR 206 and FM 543.

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AGENDA ITEM SUMMARY

The applicant is proposing to subdivide approximately 424.506 acres into 1,235 single family lots, located on the NE Corner of CR 206 and FM 543.

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 Development Services, must be filed with the Collin County Clerk, prior to the issuance of a building permit. Record plat shall only be filed after the public improvements are installed or the public improvements are bonded.

BACKGROUND INFORMATION

This subdivision is part of the 1,634 acres that was rezoned at the February 12, 2019 City Council meeting known Weston Trails. Weston Trails is a master planned residential community located on both the north and south sides of CR 208 (Rigsby Lane). Approximately 201 acres are located north of Rigsby and approximately 1,433 acres are located south of Rigsby. The North Tract includes a portion of the Weston Town Center located just south of FM 543. FM 543 forms the eastern boundary and CR 171 forms the western boundary of the North Tract.

The South Tract includes four school sites, a planned commercial center at the intersection of FM 543 and CR 206 as well as three additional neighborhood business corners. Amenity centers are also included.

APPLICANT SUBMITTAL DATES

- February 20, 2019
- March 25, 2019

SURROUNDING ZONING AND LAND USES

LOCATION	ZONING DISTRICT (Permitted Land Uses)	EXISTING LAND USE
Subject Property	Subject Property: Subject Property: “TH” –Townhome District, “RS-60” –Single-Family Residence, “RS- 70” – Single-Family Residence, “RS-45” –Single- Family Residence Zero Lot Line, “C”-Planned Center, and “BN” – Neighborhood Business	AG (Undeveloped)
North	AG, CR & BN	Downtown Weston
South	AG	Undeveloped Land
East	AG	Undeveloped Land
West	AG	Undeveloped Land

Discussion: The proposed lots meet the minimum size requirements of the governing zoning district and the applicant has provided a note on the plat indicating as much.

PUBLIC IMPROVEMENTS

Sidewalks: Required

Hike and Bike Trails: Required

Road Improvements: All road improvements necessary for this development and as determined by the Director of Development Services.

Water Improvements: All water improvements necessary for this development and as determined by the Director of Development Services.

Wasterwater Improvements: All wastewater improvements necessary for this development and as determined by the Director of Development Services.

Storm Drainage Improvements: All storm drainage improvements necessary for this development and as determined by the Director of Development Services.

Parkland Dedication: All parkland improvements necessary for this development and as determined by the Director of Development Services.

DRAINAGE

The applicant will be responsible for all drainage associated with the subject property, and for compliance with stormwater requirements which may require on-site detention. Grading and drainage plans are subject to review and approval by the City, prior to the issuance of a building permit.

However, the limits of environmental or jurisdictional protection have not been finalized. Some of the proposed lots may not be buildable. Final engineering studies will determine these issues. Upon completion of the necessary engineering these lots may be usable but at the present time the applicant has not provided information validating the usability of said lots.

FEES

- Median Landscape Fees
- Park Land Dedication Fees
- Inspectection Fees
- All normal & customary fees due to the City of Weston shall be due

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN

The proposed request does not conflict with the Master Thoroughfare Plan.

ATTACHMENTS

- Proposed Preliminary-Final Plat

STAFF RECOMMENDATION

Staff recommends approval of the proposed preliminary plat with the following conditions: