

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Michael Quint, Senior Planner

**FROM:** Abra R. Nusser, Planner

**SUBJECT:** Consider/Discuss/Act on the Request by Sanchez and Associates, L.L.C., on Behalf of Beazer Homes and Behringer Harvard McKinney Land L.P., for Approval of a Preliminary-Final Plat for 53 Single Family Residential Lots and 5 Common Areas (Fairway Meadows Addition), Approximately 12.82 Acres, Located on the North Side of Silverado Trail and Approximately 150 Feet West of La Tierra Linda Trail.

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

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary-final plat with the following conditions:

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

Prior to filing a plat for record:

2. The applicant revise the plat to provide the filing information for the FEMA Letter of Map Revision Based on Fill (LOMR-F) associated with the proposed 100-year floodplain limits and provide the required lot depth measured from the associated drainage and floodplain easements accordingly.
3. The applicant receive permission from the North Texas Municipal Water District (NTMWD) for the proposed connection to NTMWD's sanitary sewer interceptor.
4. The applicant provide the filing information for all offsite easements by separate instrument necessary for development of the subject property.

**APPLICATION SUBMITTAL DATE:** September 26, 2011 (Original Application)  
October 10, 2011 (Revised Submittal)  
October 13, 2011 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 12.82 acres into 53 residential lots and five common areas, located on the north side of Silverado Trail and approximately 150 feet west of La Tierra Linda Trail. The subject property is currently unplatted. The purpose of a plat is to subdivide land to create buildable lots and to show all necessary dimensions and other information essential to comply with the subdivision standards of the City of McKinney. Subsequent to the approval of a preliminary-final plat, a record plat or plats, subject to review and approval by the Director of Planning, must be approved and filed for recordation with the Collin County. The applicant has submitted an associated record plat (11-147RP) which is currently under review by Staff.

An associated preliminary-final plat (10-106PF) was previously approved by the Planning and Zoning Commission on June 14, 2011. The applicant has submitted the proposed preliminary-final plat for consideration generally to include more land area (less than half an acre) than was originally approved. In addition to the revised subject property boundary, the applicant has made some minor adjustments to the proposed lots and streets.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: “PD” – Planned Development District Ordinance No. 2006-06-071 (Single Family Residential Uses) and “REC” – Regional Employment Center Overlay District

North	“PD” – Planned Development District Ordinance No. 2004-07-075 (Single Family Residential Uses) and “REC” – Regional Employment Center Overlay District	Craig Ranch North Residential Subdivision
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South	“PD” – Planned Development District Ordinance No. 1756 (Mixed Uses) and “REC” – Regional Employment Center Overlay District	J.M. Ogle Elementary School (Frisco ISD) and Rowlett Creek Park
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East	“PD” – Planned Development District Ordinance No. 2005-07-072 (Single Family Residential Uses) and “REC” – Regional Employment Center Overlay District	Craig Ranch North Residential Subdivision
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West	“PD” – Planned Development District Ordinance No. 2006-06-071 (Floodplain Area) and “REC” – Regional Employment Center Overlay District	Undeveloped Land/Floodplain
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Discussion: The proposed lots meet the minimum size requirements of the governing zoning district.

**ACCESS/CIRCULATION:**

Adjacent Streets: Silverado Trail, 100-Foot Right-of-Way, 4-Lane Minor Arterial (M4D)

Discussion: The proposed lots have adequate access to an existing street by frontage on such street as required by the Subdivision Ordinance.

**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 Arborist. The applicant will also be responsible for applying for all necessary permits for any tree removal that is to occur on site.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required

Hike and Bike Trails: 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 associated plat, unless otherwise specified in an approved facilities agreement.

A hike and bike trail is planned to extend from Rowlett Creek Park, located to the south of Silverado Trail, to the west side of Rowlett Creek, located on the north side of Silverado Trail. This trail has yet to be designed as its design is partially contingent upon the design and construction of Silverado Trail from its existing terminus, located to the south of the subject property, west to Custer Road. As the ultimate design of this trail is unknown, the final location of any required pedestrian and bicycle access easements are also unknown. There is a possibility that a portion of the required hike and bike trail may need to be constructed on a portion of proposed Common Area CAE1. The applicant has provided a note that all common areas shall be dedicated as pedestrian and bicycle access easements to accommodate the possible construction of a required hike and bike trail, subject to review and approval by the Director of Parks, Recreation, and Open Space.

**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.

With that stated, the Director of Engineering has concerns regarding the drainage associated with and affecting the subject property. Moreover, the applicant has not satisfied the drainage and stormwater requirements of the City of McKinney. The applicant is in the process of working with the Federal Emergency Management Agency (FEMA) to revise the floodplain limits associated with the subject property. The Subdivision Ordinance requires that each lot have at least 80 feet of depth that is free of drainage and floodplain encumbrances. Some of the proposed lots are not developable due to the 80-foot requirement based on the current floodplain limits, but they can meet the requirement should the proposed floodplain limits be accepted and approved by FEMA. At the present time, the applicant has not provided information validating the usability of said lots. If, after the proper amount of engineering has been done, the affected lots cannot meet the City's requirements, these lots must be dedicated as common areas, to be owned and maintained by the homeowners' association. Staff recommends that prior to filing a plat for record, the applicant revise the plat to provide the filing information for the FEMA Letter of Map Revision Based on Fill (LOMR-F) associated with the proposed 100-year floodplain limits and provide the required lot depth measured from the associated drainage and floodplain easements accordingly.

**MISCELLANEOUS:** The applicant is proposing to provide three offsite easements by separate instrument near the southwest corner of the subject property. Staff recommends that prior to filing a plat for record, the applicant provide the filing information for all offsite easements by separate instrument necessary for development of the subject property.

The applicant is proposing to connect to a North Texas Municipal Water District (NTMWD) sanitary sewer interceptor through an easement in Rowlett Creek. NTMWD would like to review full engineering civil drawings prior to accepting the applicant's proposed connection. Staff recommends that prior to filing a plat for record, the applicant receive permission from the North Texas Municipal Water District (NTMWD) for the proposed connection to NTMWD's sanitary sewer interceptor.

**FEES:**

Roadway Impact Fees:	Applicable (Ordinance No. 2008-10-173)
Utility Impact Fees:	Applicable (Ordinance No. 2008-10-174)
Median Landscape Fees:	Required along Silverado Trail
Park Land Dedication Fees:	Applicable
Pro-Rata:	As determined by the City Engineer

**CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP):** The proposed request does not conflict with the Master Thoroughfare Plan.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no comments in support of or opposition to this request.

**ATTACHMENTS:**

- Standard Conditions for Preliminary-Final Plat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat