

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Steven Duong, Planner I

SUBJECT: Consider/Discuss/Act on the Request by Dowdey, Anderson & Associates, Inc., on Behalf of McKinney Seven Stacy, L.P., for Approval of a Preliminary-Final Plat for 142 Single Family Residential Lots, 2 Common Areas, and 1 Commercial Lot (Creekside at Silverado), Being Fewer than 40 Acres, Located on the Southeast Corner of Future Silverado Trail and Custer Road

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 plat with the following conditions:

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

APPLICATION SUBMITTAL DATE: October 28, 2013 (Original Application)
November 12, 2013 (Revised Submittal)
November 25, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 39.23 acres into 145 single family residential lots, 2 common areas, and 1 commercial lot (Creekside at Silverado), located on the southeast corner of Future Silverado Trail and Custer Road.

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.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2013-08-075 (Single Family Residential Uses)

North	“PD” – Planned Development District Ordinance No. 2008-09-097 (Retail Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2013-08-075 (Multiple Family Residential Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 1756 (Floodplain)	Floodplain
West	City of Frisco	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Future Silverado Trail, 100’ Right-of-Way, Future Minor Arterial
Custer Road, 130’ Right-of-Way, 6-Lane Principal Arterial

Discussion: The proposed subdivision will have access to Future Silverado Trail and Custer Road. Future access points for the proposed commercial lot will be determined at the time of site plan.

The applicant has also submitted a Traffic Impact Analysis to the Engineering Department which has not yet been fully reviewed. Further revisions may be necessary which could modify the general circulation pattern or access locations shown on the proposed plat. Should the TIA findings significantly alter the proposed layout; a new preliminary-final plat will be required to be approved by the Planning and Zoning Commission.

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: As required per the Subdivision Ordinance

Hike and Bike Trails: Not Applicable

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.

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. 2013-11-109)

Median Landscape Fees: Required along Silverado Trail (Estimated at \$23,956.23)

Park Land Dedication Fees: Applicable (Estimated at \$284,000 based on current CCAD values)

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