

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of Gammon Partners I, Ltd., for Approval of a General Development Plan for the Hills of Alma Addition, Being Fewer than 13 Acres, Located on the Northeast Corner of Silverado Trail and Alma Road

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed general development plan.

STAFF RECOMMENDATION: Staff recommends approval of the proposed general development plan.

APPLICATION SUBMITTAL DATE: August 26, 2013 (Original Application)
September 9, 2013 (Revised Submittal)
September 23, 2013 (Revised Submittal)
October 1, 2013 (Revised Submittal)
October 3, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a general development plan (GDP) for an approximately 12.74 acre tract of land, located on the northeast corner of Silverado Trail and Alma Road. The proposed GDP shows the general layout of approximately 3 acres of commercial uses and approximately 9 acres of single family residential uses. The applicant does not currently have development plans for the commercial portion of the GDP, and is only showing a general building layout which will remain subject the governing zoning district's development standards at the time of development. The associated preliminary-final plan (13-174PF) has also been submitted for consideration by the Planning and Zoning Commission.

A general development plan is a general schematic of the layout of the proposed development and details the relationship of the development to adjacent properties, general lot patterns, open space locations, and thoroughfare locations. Any significant changes to the GDP after its approval, as determined by the Director of Planning, would require a revised GDP to be reviewed and approved by the Planning and Zoning Commission.

It is important to note that the approval of the general development plan does not finalize the alignment of any roadways, lot patterns, and building and common area locations. Alignment of roadways and right-of-way dedications are generally determined when a preliminary-final plat is submitted and reviewed, which shows all distances, bearings, metes and bounds, etc. Preliminary utility construction plans and grading and drainage plans are also reviewed during the review of a preliminary-final plat, including storm water management and detention areas.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2004-01-002 and “REC” – Regional Employment Center Overlay District (Commercial Uses)

North	“PD” – Planned Development District Ordinance No. 2011-12-081 and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses)	Stone Hollow Subdivision
South	“AG” – Agricultural District, “PD” – Planned Development District Ordinance No. 2008-06-063 and “REC” – Regional Employment Center Overlay District (Agricultural, Office, and Commercial Uses)	Hico Acres Subdivision and Bell Telecom
East	“PD” – Planned Development District Ordinance No. 2011-12-081 and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses)	Comstock Elementary School
West	“PD” – Planned Development District Ordinance No. 2001-02-017 and “REC” – Regional Employment Center Overlay District (Single Family Residential and Commercial Uses)	Craig Ranch North #6 Subdivision and Redeemer Presbyterian Church

GENERAL DEVELOPMENT PLAN APPROVAL: Prior to subdividing a tract of land within the “REC” – Regional Employment Center Overlay District, a general development plan of the entire tract should be submitted to the City for review and approval, prior to approval of a preliminary-final plat for any portion of the subject property. The general development plan should show the schematic layout of the entire tract and its relationship to adjacent properties within the neighborhood unit.

The general development plan shall delineate the proposed characteristics of the area in terms of major categories of land use, general layout of lots and streets, and the

relationship with adjacent properties. The proposed GDP has shown a potential layout of how single-family residential and retail uses could develop on the property and meets the intent of the REC.

ACCESS/CIRCULATION:

Adjacent Streets: Alma Road, 60' Right-of-Way, Greenway Arterial

Silverado Trail, 60' Right-of-Way, Minor Arterial

Grand Mesa Parkway, 60' Right-of-Way, Minor Arterial

Discussion: The proposed subdivision will take access via Grand Mesa Parkway. A secondary emergency mutual access and fire lane has been proposed off of Alma Road.

CONFORMANCE TO THE FUTURE LAND USE PLAN (FLUP): At the time that the zoning for the subject property was reviewed and approved, the Future Land Use Plan was evaluated for conformance. The Future Land Use Plan designates the subject property as "Residential / Medium Density." The proposed development is in keeping with the Future Land Use Plan.

SECONDARY AND COLLECTOR STREETS: The system of collector or secondary streets is very important to the general development plan. It should assure good automobile access and circulation for every tract within the area. It should also provide safe pedestrian and bicycle routes throughout the area and convenient access to the hike and bike trails that will serve all of McKinney. Special emphasis should be given to safe and convenient access by automobile, bicycle and by foot to schools and parks that will serve the area.

CONFORMANCE TO MASTER THOROUGHFARE PLAN (MTP): The proposed general development plan conforms to the Master Thoroughfare Plan. The Master Thoroughfare Plan does not indicate the locations of collector streets, and does not indicate any other roadways that will affect the subject property. The proposed thoroughfares within the area are intended to provide for an adequate circulation for the ultimate development conditions of the subject property and surrounding properties.

CONFORMANCE TO THE MASTER PARK PLAN (MPP): The proposed general development plan conforms to the Master Park Plan. Parkland dedication and any associated fees would apply to the subject property when it is platted.

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.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed General Development Plan
- PowerPoint Presentation