

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Don Paschal Consulting, on Behalf of Alma/Silverado Investments, L.L.C., for Approval of a Preliminary-Final Replat for Lots 10 and 11, Block A of the Hico Acres Addition, Being Fewer than 16 Acres, Located on the South Side of Silverado Trail and on the East Side of Alma Road

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

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

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

Prior to filing the plat for record:

2. The applicant revise the plat to remove all instances of “by this plat” for easements being dedicated on the plat.
3. The applicant revise the plat to remove the “temporary” label from the fire lane easement across proposed Lot 11.

APPLICATION SUBMITTAL DATE: May 27, 2014 (Original Application)
July 7, 2014 (Revised Submittal)
July 28, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to replat the subject property into two lots, Lot 10 (approximately 5.00 acres) and Lot 11 (approximately 10.96 acres), located on the south side of Silverado Trail and on the east side of Alma Road. An associated site plan (14-122SP) for a self-storage facility on proposed Lot 10 is currently under Staff’s review.

PLATTING STATUS: The subject property is currently partially platted as Lots 3, 4, 5, and 6 of the Hico Acres Addition, with the remainder of the subject property being unplatted. Subsequent to the approval of the preliminary-final replat, 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 certificate of occupancy.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2008-06-063 and “REC” – Regional Employment Center Overlay District (Office and Commercial Uses)

North	“O” – Office District (Office Uses), “PD” – Planned Development District Ordinance No. 2004-01-002 (Office Uses), “AG” – Agricultural District (Agricultural Uses) and “REC” – Regional Employment Center Overlay District	Comstock Elementary School, Single Family Residences and Undeveloped Land
-------	--	---

South	“PD” – Planned Development District Ordinance No. 2008-06-063 and “REC” – Regional Employment Center Overlay District (Office, Commercial, and Agricultural Uses)	Communications Towers and Undeveloped Land
-------	---	--

East	“PD” – Planned Development District Ordinance No. 2002-06-068 and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses)	Harvest Bend Subdivision
------	--	--------------------------

West	“PD” – Planned Development District Ordinance No. 2001-02-017 and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses)	Craig Ranch North Subdivision
------	--	-------------------------------

ACCESS/CIRCULATION:

Adjacent Streets: Silverado Trail, 100’ Right-of-Way, Minor Arterial

Alma Road, 130’ Right-of-Way, Major Arterial

Discussion: Proposed Lot 10 has direct access to Alma Road; Proposed Lot 11 has direct access to Alma Road and Silverado Trail.

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 along Silverado Trail
Hike and Bike Trails:	10' wide required along Alma Road
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 and Ordinance No. 2013-12-118)
Median Landscape Fees:	Applicable along Alma Road (\$25.50 per linear foot of frontage)
Park Land Dedication Fees:	Not Applicable
Pro-Rata:	Applicable (12" Water Line in Alma Road)

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/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation