

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 Standard Pacific of Texas, for Approval of a Preliminary-Final Plat for 354 Single Family Residential Lots and 11 Common Areas (Stone Hollow Addition), Approximately 83.28 Acres, Located on the East Side of Alma Road and on the North Side of Silverado Trail.

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.

Prior to filing the plat for record:

2. The applicant revise the plat to either adjust the alignment of the proposed Stone Hollow Parkway right-of-way near Common Area U3 to be entirely on the subject property or coordinate with the adjacent property owner to ensure that the associated right-of-way dedication is provided in accordance with the alignment as currently proposed.
3. The applicant revise the plat to adjust the configuration of proposed "Street E," in conjunction with proposed Common Area C1, to provide adequate fire coverage and emergency access, subject to the review and approval by the Fire Marshal.

APPLICATION SUBMITTAL DATE: May 3, 2011 (Original Application)
June 8, 2011 (Revised Submittal)
June 22, 2011 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 83.28 acres into 354 single family residential lots and 11 common areas, located on the east side of Alma Road and on the north side of Silverado Trail. 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. 2011-04-022 (Single Family Residential Uses)

North	"AG" – Agricultural District and "REC" – Regional Employment Center Overlay District	Undeveloped Land
	"PD" – Planned Development District Ordinance No. 2006-07-092 (Single Family Residential Uses) and "REC" – Regional Employment Center Overlay District	City of McKinney Fire Station No. 8
South	"PD" – Planned Development District Ordinance No. 2002-06-068 (Single Family Residential Uses) and "REC" – Regional Employment Center Overlay District	Harvest Bend Residential Subdivision
	"PD" – Planned Development District Ordinance No. 2004-01-002 (Non-Residential Uses) and "REC" – Regional Employment Center Overlay District	Undeveloped Land
	"O" – Office District and "REC" – Regional Employment Center Overlay District	Future FISD Comstock Elementary School (11-021SP)
East	"PD" – Planned Development District Ordinance No. 2001-07-078 (Single Family Residential Uses)	Brookstone Residential Subdivision
West	"PD" – Planned Development District Ordinance No. 2001-02-017 (Single Family Residential Uses) and "REC" – Regional Employment Center Overlay District	Craig Ranch North Residential Subdivision
	"O" – Office District and "REC" – Regional Employment Center Overlay District	Future FISD Comstock Elementary School (11-021SP)

Discussion: The proposed subdivision complies with the requirements of the governing planned development district.

ACCESS/CIRCULATION:

Adjacent Streets: Alma Road, 120-Foot Right-of-Way, 4-Lane Greenway Arterial (G4D)
Silverado Trail, 100-Foot Right-of-Way, 4-Lane Minor Arterial (M4D)

Discussion: The proposed subdivision reflects one direct access point to Alma Road and one direct access point to Silverado Trail. There is also a proposed north-south street connecting to the northern property line which can provide future cross access between the subject property and the adjacent property to the north. A series of internal roadways provides access to all of the proposed single family residential lots. The applicant has provided each lot with adequate access to an existing street by frontage on such street as required by the Subdivision Ordinance. The applicant has indicated several areas where residential driveways can be placed per the instruction of the City Engineer due to potential vehicular conflicts near intersections on particular lots within the proposed development. Permits will be issued for the residential driveways on the lots at issue in the locations only where asterisks are provided.

The applicant is proposing several streets within the proposed development. Proposed Stone Hollow Parkway (the main collector roadway proposed to connect to Alma Road) meets the requirements typical right-of-way size as prescribed by the City's Street Design Manual while the other proposed street sections do not feature the typical right-of-way widths. In order to construct roadways within these atypical right-of-way widths, variances to the City's Street Design Manual are required, subject to the review and approval by the Director of Engineering. Staff reviewed emergency access, circulation, and the street sections in conjunction with a Pedestrian and Amenity Plan which details the proposed street sections within the development in addition to enhanced pedestrian amenities and landscaping.

There are two proposed types of streets within the proposed development: collectors (C2U) and residential streets (R2U). The Street Design Manual, included in the Subdivision Ordinance, stipulates requirements for the residential streets (R2U) which provide access to residential lots.

- Residential streets are required to provide a minimum of 50 feet of right-of-way, 26 feet of paving (face to face), and 12 feet of parkway (the area between the curb of the pavement and the outer limits of the right-of-way).
- The applicant is proposing 16 residential streets with 46 feet of right-of-way, 26 feet of paving (face to face), and 10 feet of parkway which are reductions in both right-of-way width and parkway width.

- The street sections are in keeping with the character of the overall development, and Staff is therefore comfortable approving the variances to the Street Design Manual as detailed herein.

The Street Design Manual also stipulates requirements for the collectors (C2U) which connect traffic from the interior of developments to arterial roadways and provide access to schools.

- Collectors are required to provide a minimum of 60 feet of right-of-way, 36 feet of paving (face to face), and 12 feet of parkway.
- The applicant is proposing three atypical collectors which connect the development to Silverado Trail on its south side, near the future FISD Comstock Elementary School. Proposed Appalachian Trail, the western portion of "Street U," and proposed Blue Moon Drive are proposed to have 52 feet of right-of-way, 36 feet of paving (face to face), and 12 feet of parkway which is a reduction in right-of-way width only.

The street sections are in keeping with the overall character of the development, and Staff is comfortable approving the variances to the Street Design Manual as detailed herein.

- In order to gain Staff's support for the aforementioned variance to the Street Design Manual, the applicant has agreed to provide a minimum of 20 feet of driveway (the pavement connecting a residential street to a home's garage) as measured from the front of the garage to the edge of the public sidewalk. Typically this required distance is measured from the front of the garage to the edge of the right-of-way, but due to the reductions in right-of-way widths, the adjusted measurement is to allow for a full 20 feet of driveway length (as required by Section 146-129 of the Zoning Ordinance) that will ensure that the parking of vehicles will not conflict with pedestrians walking on the public sidewalks. The applicant has added a note to the setback exhibit for the proposed development stating the aforementioned requirement as agreed to by the applicant and approved by the Director of Engineering.

The Fire Marshal has concerns regarding the proposed configuration of proposed "Street E." Should cars be parked along both sides of the street in its currently proposed configuration during an emergency, it would be difficult to negotiate the turn at the northern end of the street in a 40-foot fire truck. Sprinklering the homes on proposed Block C, adjusting the size and of the common area, adjusting the alignment of "Street E," or some combination thereof may be required to provide adequate fire coverage and emergency access for the homes on Block C. Staff recommends that prior to filing the plat for record, the applicant revise the plat to adjust the configuration of proposed "Street E," in conjunction with proposed Common Area C1, to provide adequate fire coverage and emergency access, subject to the review and approval by the Fire Marshal.

Also related to the proposed rights-of-way, the applicant has shown an alignment of proposed Stone Hollow Parkway that requires an adjustment or right-of-way dedication by the adjacent property owner. Near the west side of the traffic circle, south of Block F, and near Common Area U3, there is a small sliver of right-of-way shown on the adjacent property. Staff recommends that prior to filing the plat for record, the applicant revise the plat to either adjust the alignment of the proposed Stone Hollow Parkway right-of-way near Common Area U3 to be entirely on the subject property or coordinate with the adjacent property owner to ensure that the associated right-of-way dedication is provided in accordance with the alignment as currently proposed.

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:

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| Sidewalks: | Required |
| Hike and Bike Trails: | Required along Alma Road and Silverado Trail |
| 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 Director of Engineering, prior to issuance of a building permit.

With that stated, the Director of Engineering has significant concerns regarding the drainage associated with and affecting the subject property. The applicant has not satisfied the drainage and stormwater requirements of the City of McKinney. Some of the proposed lots may not be able to be provided since they could be in potential drainage or detention areas. Upon completion of the necessary engineering, these lots may be useable but at the present time the applicant has not provided information validating the usability of said lots.

As such, Staff recommends that prior to submitting a record plat for review and approval the applicant revise the plat so that each proposed lot is clear of any necessary detention areas and further revise the plat as necessary to address the drainage and

detention issues that may be present on the subject property, subject to review and approval by the Director of Engineering. If, after the required amount of engineering has been done, the affected lots cannot meet the City's requirements, these lots must be dedicated as common areas with any applicable detention and/or drainage easements, to be owned and maintained by the homeowners' association.

FEES:

Roadway Impact Fees:	Applicable (Ordinance No. 2008-10-173)
Utility Impact Fees:	Applicable (Ordinance No. 2008-10-174)
Median Landscape Fees:	Required along Alma Road and 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