

**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 RLK Engineering, on Behalf of Gammon Partners I, Ltd. and Frisco Independent School District, for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Comstock Elementary School Addition, Approximately 30.02 Acres, Located on the Northeast Corner of Alma Road and Silverado 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 60 feet of right-of-way dedication along Alma Road.
3. The applicant revise the plat to provide additional right-of-way dedication for Silverado Trail along proposed Lot 2, Block A to account for the right turn lane associated with the future roadway in accordance with the City's Street Design Manual, subject to the review of the City Engineer.
4. The applicant revise the plat to provide the offsite utility easements necessary for development, subject to the review of the City Engineer.
5. The applicant revise the plat to reflect the off-site right-of-way and/or fire lane and mutual access easement that is needed to satisfy the requirement for two points of access to a public street.

**APPLICATION SUBMITTAL DATE:** May 16, 2011 (Original Application)  
May 27, 2011 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 30.02 acres into two lots, located on the northeast corner of Alma Road and Silverado Trail. The subject property is currently unplatted. An associated site plan (11-021SP) was approved for Lot 1 on March 22, 2011 for a Frisco Independent School District elementary school (Comstock Elementary). The easements on the proposed preliminary-final plat for Lot 1 generally reflect the easements necessary for the development of the school.

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 approved prior to the issuance of a permit. The record plat or plats must be filed for recordation with the Collin County Clerk prior to the issuance of a certificate of occupancy. The applicant has submitted an associated record plat (11-079RP) for proposed Lot 1, Block A of the Comstock Elementary School Addition which is currently under review by Staff.

Right-of-way dedications are proposed for both Lots 1 and 2 on the preliminary-final plat. The right-of-way proposed for Lot 1 is acceptable, but the right-of-way for Lot 2 is not proposed in a manner consistent with the City's Master Thoroughfare Plan. The proposed preliminary-final plat reflects 50 feet of right-of-way dedication along proposed Lot 2, on both Alma Road and Silverado Parkway. The City's Master Thoroughfare Plan requires 120 feet of right-of-way for Alma Road at this location. The developer of the subject property is therefore required to dedicate at least 60 feet of right-of-way along Alma which constitutes half of the ultimate right-of-way width. Staff recommends that prior to filing a plat for record, the applicant revise the plat to provide 60 feet of right-of-way dedication along Alma Road.

The City's Street Design Manual also mandates the construction of a right turn lane going westbound on Silverado Trail, turning northbound onto Alma Road. The applicant is proposing 50-feet of right-of-way dedication along Silverado Trail for Lot 2, but in order to construct a right turn lane at this location, additional right-of-way dedication is necessary. Staff recommends that prior to filing a plat for record, the applicant revise the plat to provide additional right-of-way dedication for Silverado Trail along proposed Lot 2, Block A to account for the right turn lane associated with the future roadway in accordance with the City's Street Design Manual, subject to the review of the City Engineer.

There are utility easements required for development on the subject property which will be located to the east of the subject property. Staff recommends that prior to the filing of a record plat, the applicant revise the plat to provide the offsite utility easements necessary for development, subject to the review of the City Engineer.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: “PD” – Planned Development District Ordinance No. 2004-01-002, “O” – Office District, and “REC” – Regional Employment Center Overlay District

North “PD” – Planned Development District Ordinance No. 2011-04-022 (Single Family Residential Uses) and “REC” – Regional Employment Center Overlay District Undeveloped Land

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. 2008-06-063 (Neighborhood Center/Commercial Uses) and “REC” – Regional Employment Center Overlay District Undeveloped Land

“AG” – Agricultural District and “REC” – Regional Employment Center Overlay District Single Family Residential Homes

East “PD” – Planned Development District Ordinance No. 2011-04-022 (Single Family Residential Uses) and “REC” – Regional Employment Center Overlay District Undeveloped Land

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

Discussion: The proposed lots meet the minimum size requirements of the governing zoning districts.

**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 preliminary-final plat conforms to the approved associated access management plan (11-020AMP). The Fire Code requires two points of access to the subject property. Proposed Lot 1, where the future Comstock Elementary School will be, currently has only one functional access point proposed to the lot which is located off of Silverado Trail. Although two other points of access are located along the northern and eastern property lines, they are not currently connected to an existing roadway. The applicant intends to secure a second point of access to the east of the subject property in order to connect to Silverado Trail but has not provided right-of-way or an easement for said connection. Staff recommends that prior to filing a plat for record, the applicant revise the plat to reflect the off-site right-of-way and/or fire lane and mutual access easement that is needed to satisfy the requirement for two points of access to a public street.

**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: Not applicable  
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 City Engineer, prior to issuance of a building permit.

**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:            Not 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