

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Michael Quint, Senior Planner

SUBJECT: Consider/Discuss/Act on the Request by J. Volk Consulting, Inc., on Behalf of the City of McKinney, Standard Pacific of Texas, and T.J. Wheeler, Jr., for Approval of a Preliminary-Final Plat for Stone Hollow, Approximately 99.69 Acres, Located on the East Side of Alma Road and Approximately 1,700 Feet North 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 provide a note indicating that all common areas will be owned and maintained by the homeowners' association.

APPLICATION SUBMITTAL DATE: December 12, 2011 (Original Application)
December 27, 2011 (Revised Submittal)
January 4, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 99.69 acres into 374 lots and 19 common areas, located on the east side of Alma Road and approximately 1,700 feet north of Silverado Trail.

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. 2011-12-081 (Single Family Residential Uses) and "REC" – Regional Employment Center Overlay District

North	"PD" – Planned Development District Ordinance No. 97-06-36 (Open Space Uses)	Gabe Nesbitt Park
	"PD" – Planned Development District Ordinance No. 2003-05-041 (Single Family Residential Uses)	Wynngate Residential Development
South	"PD" – Planned Development District Ordinance No. 2002-06-068 (Single Family Residential Uses) and "REC" – Regional Employment Center Overlay District	Harvest Bend Residential Development
	"O" – Office District and "REC" – Regional Employment Center Overlay District	Future Comstock Elementary School
	"PD" – Planned Development District Ordinance No. 2004-01-002 (Commercial Uses) and "REC" – Regional Employment Center Overlay District	Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 2001-07-078 (Single Family Residential Uses) and "REC" – Regional Employment Center Overlay District	Brookstone Residential Development
West	"O" – Office District and "REC" – Regional Employment Center Overlay District	Future Comstock Elementary School
	"PD" – Planned Development District Ordinance No. 2005-07-072 (Single Family Residential Uses) and "REC" – Regional Employment Center Overlay District	Craig Ranch North Residential Development

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

ACCESS/CIRCULATION:

Adjacent Streets: Alma Road, 120' Right-of-Way, 4-Lane Greenway Arterial

Discussion: The subject property has direct access to Alma Road and will have access to Silverado Trail via a series of planned local and collector roadways. A series of internal roadways provides access to all 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.

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 |
| 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:

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