

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Michael Quint, Senior Planner

SUBJECT: Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of Behringer Harvard, for Approval of a Preliminary-Final Plat for Fairway Meadows Addition, 53 Single Family Residential Lots, Approximately 12.58 Acres, Located on the North Side of Silverado Trail and Approximately 120 Feet West of La Tierra Linda 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 a plat for record:

2. The applicant revise the plat as necessary to address the drainage and floodplain issues that are present on the subject property, subject to review and approval by the Director of Engineering.
3. The applicant revise the plat to provide a pedestrian and bicycle access easement, as necessary, on proposed Common Area E1 to accommodate the possible construction of a required hike and bike trail, subject to review and approval by the Director of Parks, Recreation, and Open Space.

APPLICATION SUBMITTAL DATE: August 30, 2010 (Original Application)
May 10, 2011 (Revised Submittal)
June 8, 2011 (Revised Submittal)
June 9, 2011 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 12.58 acres into 53 detached single family residential lots, located on the north side of Silverado Trail and approximately 120 feet west of La Tierra Linda 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. 2006-06-071 (single family residential uses) and “REC” – Regional Employment Center Overlay District

North	“PD” – Planned Development District Ordinance No. 2004-07-075 (single family residential uses) and “REC” – Regional Employment Center Overlay District	Craig Ranch North, Phase 11
South	“PD” – Planned Development District Ordinance No. 1756 (mixed uses) and “REC” – Regional Employment Center Overlay District	J.M. Ogle Elementary School (Frisco ISD) and Rowlett Creek Park
East	“PD” – Planned Development District Ordinance No. 2001-02-017 (single family residential uses) and “REC” – Regional Employment Center Overlay District	Craig Ranch North, Phase 9
West	“PD” – Planned Development District Ordinance No. 2008-09-097 (multi-family residential and non-residential uses) and “REC” – Regional Employment Center Overlay District	Undeveloped Land

Discussion: All of the proposed lots meet the minimum size requirements as prescribed by the governing zoning district. The applicant has placed a note on the plat stating that all lots “shall comply” with the minimum size requirements of the governing zoning district rather than stating that all lots “comply” with the minimum size requirements of the governing zoning district as required by the Subdivision Ordinance. As such, Staff recommends the applicant revise the plat so the ‘all lots comply’ note states:

“All proposed lots situated in whole or in part within the City’s corporate limits comply with the minimum size requirements of the governing zoning district.”

ACCESS/CIRCULATION:

Adjacent Streets: Silverado Trail, 100 Foot Right-of-Way, 4 Lane Minor Arterial (M4D)

Discussion: Each proposed lot has been provided with adequate access to an existing or proposed 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:

Sidewalks: Required

Hike and Bike Trails: Required

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.

A hike and bike trail is planned to extend from Rowlett Creek Park, located to the south of Silverado Trail, to the west side of Rowlett Creek, located on the north side of Silverado Trail. This trail has yet to be designed as its design is partially contingent upon the design and construction of Silverado Trail from its existing terminus, located to the south of the subject property, west to Custer Road. As the ultimate design of this trail is unknown, the final location of any required pedestrian and bicycle access easements are also unknown. There is a possibility that a portion of the required hike and bike trail may need to be constructed on a portion of proposed Common Area E1. As such, Staff recommends the applicant revise the plat to provide a pedestrian and bicycle access easement, as necessary, on proposed Common Area E1 to accommodate the possible construction of a required hike and bike trail, subject to review and approval by the Director of Parks, Recreation, and Open Space, prior to the filing of a record plat.

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.

With that stated, the Director of Engineering has concerns regarding the drainage associated with and affecting the subject property. Moreover, the applicant has not satisfied the drainage and storm water requirements of the City of McKinney. Also, the Subdivision Ordinance requires that each lot have at least 80 feet of depth that is free of drainage and floodplain encumbrances. Some of the proposed lots may not be developable as they do not satisfy this 80 foot requirement. 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 has a minimum of 80 feet of depth clear of drainage easements and floodplain limits and further revise the plat as necessary to address the drainage and floodplain issues that are present on the subject property, subject to review and approval by the Director of Engineering. If, after the proper amount of engineering has been done, the affected lots cannot meet the City's requirements, these lots must be dedicated as common areas, 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 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