

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Consider/Discuss/Act on the Approval of a Preliminary-Final Plat for 252 Single Family Detached Residential Lots, 145 Single Family Attached Residential Lots, 3 Multi-Family Residential Lots, 1 Commercial Lot and 29 Common Areas (Stacy Crossing), Being Fewer than 102 Acres, Located on the Southeast Corner of Stacy Road and Alma Road

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 condition:

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

APPLICATION SUBMITTAL DATE: July 28, 2014 (Original Application)
August 12, 2014 (Revised Submittal)
August 15, 2014 (Revised Submittal)
August 18, 2014 (Revised Submittal)
August 26, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 101.69 acres into 252 single family detached residential lots, 145 single family attached (townhome) residential lots, 3 multi-family residential lots, 1 commercial lot, and 29 common areas, located at the southeast corner of Stacy Road and Alma Road.

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 and/or Certificate of Occupancy.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2014-07-048 and “REC” – Regional Employment Center Overlay District (Single Family Detached Residential, Single Family Attached Residential, Multi-Family Residential, and Commercial Uses)

North	“AG” – Agricultural District and “REC” – Regional Employment Center Overlay District (Agricultural Uses)	Single Family Homes and Scoggins Middle School
South	“PD” – Planned Development District Ordinance No. 2008-06-054 and “REC” – Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2002-03-019 and “REC” – Regional Employment Center Overlay District (Commercial and Multiple Family Residential Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2001-02-017 (Commercial and Single Family Residential Uses), “PD” – Planned Development District Ordinance No. 2013-08-073 (Assisted and Independent Living Uses), “AG” – Agricultural District (Agricultural Uses), “PD” – Planned Development District Ordinance No. 2006-11-132 (Mixed Uses) and “REC” – Regional Employment Center Overlay District	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Stacy Road, 130’ Right-of-Way, Principle Arterial

Alma Road, 120’ Right-of-Way, Major Arterial

Discussion: The commercial lot has direct access to Stacy Road and Alma Road; the multi-family residential lots have direct access to Stacy Road; and the single family residential (attached and detached) have direct access to Alma Road and access to Stacy Road via internal streets.

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 Stacy Road and Alma Road and as required per the Subdivision Ordinance

Hike and Bike Trails: Not 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.

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: Required along Stacy Road and 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/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat