

October 25, 2016

Preliminary Plat: Frisco Springs (PP16-0010)
Owner(s): GRBK Frisco, LLC

DESCRIPTION:

154 Townhome lots, 58 Patio Home lots, and 114 Single Family lots (Cluster Homes) on 96.7± acres on the north side of Eldorado Parkway, 1,700± feet west of Rogers Road. Zoned Planned Development-2-Business Center. Neighborhood #10. SP

REMARKS:

Access: Access is provided from Sanctuary Drive and Eldorado Parkway.

Street Stubs: Street stubs are not provided as the property to the west is railroad right-of-way, property to the north is floodplain, and property to the east is a cemetery.

Screening: Screening is provided along the railroad right-of-way. There is a 100-foot building setback from the railroad in which there is a 50-foot greenbelt and a 50-foot residential street right-of-way.

Tree Preservation: Trees are required parallel to the railroad right-of-way to provide a screen. The applicant proposes to supplement the existing tree row. Field verification of the type and quality of existing trees is necessary to ensure that there is an adequate screen. Additional trees from what is shown on the proposed open space plans may be necessary.

There are protected trees on the property. The applicant will be required to provide mitigation in the amount of 1,953 caliper inches or \$341,775.

Landscape Plan: Landscape plans will be submitted with construction plans.

Open Space: Open Space is provided in accordance with the requirements for Patio Home and Townhome developments. Staff has worked with the applicant to develop detailed planting and amenity plans for these HOA lots (see attached). Benches, picnic tables, stone seat walls, outdoor grills, arbors, pavilions, playground equipment and an amenity center will be provided throughout the development, with at least three of these amenities in each area.

Major Creek:

The applicant requests a Major Waiver from the following Major Creek Ordinance (see attached waiver letter)

Subdivision Ordinance Section 8.03(e):

Side Setbacks: A side lot line adjacent to a Major Creek shall have a 25-foot building setback. The plat reflects a 7-foot side setback for Lot 11 of Block N.

No waiver shall be granted unless the Planning & Zoning Commission finds:

a. That there are special circumstances or conditions affecting the land involved or other constraints such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of his or her land.

A setback of 25 feet adjacent to the creek is required. The typical side setback per the Planned Development standards is 5 feet. The applicant proposes a 7-foot setback in order to have 8 lots north of Cotton Top Trail with adequate lot width and maintain a 50% open area at the east end of the cul-de-sac. Staff supports this waiver because it will not impact the creek as lot is located outside of the floodplain and erosion hazard setback.

b. That the Waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant, and that the granting of the variance or waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area.

Granting a variance will not be detrimental to the health, safety or welfare of the area.

c. That the granting of the Waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Ordinance.

The adjacent property is floodplain; therefore, the granting of this variance will not affect the subdivision of other lands.

Additional Information: Staff recommends approval of the requested waiver to the Major Creek Ordinance. The property is zoned Planned Development-2-Business Center, which allows for residential uses. The development is compliant with the PD standards.

A Hike & Bike Trail Master Plan identifies a trail along the railroad right-of-way and along the creek to the north of the site. The plat reflects the location of the trails. The applicant is coordinating agreements for these improvements and easements with the Parks Department.

Minor Waivers

The following Minor Waivers have been granted in accordance with Section 9.01 of the Subdivision Ordinance:

1. Alley Access.
2. Side lot lines being at ninety degree (90) angles or radial to street right-of-way line.

RECOMMENDATION:

Recommended for approval subject to:

1. Staff approval of a Landscape Plan;
2. Planning & Zoning Commission approval of a major waiver to the Major Creek requirements; and
3. Additions and/or alterations resulting from Engineering Services' review of construction plans.