

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Consider/Discuss/Act on a Concept Plan for a Grocery Store, Fueling Station, Retail and Restaurants (Westridge Retail), Located on the Northwest Corner of Westridge Boulevard and Independence Parkway

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission for the proposed concept plan will be forwarded to the City Council for final action at the March 1, 2016 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed concept plan.

APPLICATION SUBMITTAL DATE: January 11, 2016 (Original Application)
January 25, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant has shown a potential layout for Parcel 1403 as required under “PD” – Planned Development District Ordinance No. 1621 (the base PD for subject property). According to the approved zoning and masterplan, Parcel 1403 includes non-residential uses, and the applicant is proposing to Concept Plan a retail development that includes a grocery store, fueling station, retail and restaurant uses.

PLATTING STATUS: The subject property is currently unplatted. A Boundary Plat for Parcel 1403 has been filed with the County in accordance with the regulations set forth by “PD” – Planned Development District Ordinance No. 1621. A preliminary-final plat is required to be submitted to the city and is subject to review and approval by the Planning and Zoning Commission. 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 Certificate of Occupancy.

CONCEPT PLAN: Under the governing base planned development ordinance, a concept plan is required if the development of the entire zoning area is not shown on a single site plan. A zoning area, as defined by “PD” – Planned Development District Ordinance No. 1621, is a tract of land or contiguous tracts of land under the same zoning district. The subject property is currently zoned “R-1” Retail District. Concept

plans are submitted for review by the Planning and Zoning Commission, which are then forwarded on to the City Council for consideration of approval.

The purpose of a concept plan is to set forth the development objectives allowed under zoning criteria in a graphic or specific written manner. The proposed concept plan shows the subject property can be effectively developed as 4 lots, as long as basic access and circulation needs are planned for the overall parcel as a whole. The attached concept plan displays the proposed lot layout for the development and indicates the lots will be developed as a grocery store, fueling station, retail and restaurant uses. As each lot on the plan is developed, a site plan is required.

While the proposed concept plan lays out the non-residential uses of Parcel 1403, any future development of the subject property will be subject to all applicable City Ordinances, including but not limited to the Zoning Ordinance (i.e. land use and development regulations) and the Subdivision Ordinance (i.e. platting). Proposed concept plans as approved shall not allow for deviations to applicable City Ordinances.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property:	“PD” – Planned Development District Ordinance No. 2001-02-024 (Retail Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	Trailpointe at Westridge
South	“PD” – Planned Development District Ordinance No. 2001-08-087, “PD” – Planned Development District Ordinance No. 2001-02-024 (Retail and Single Family Residential Uses)	Water Tower, CST Corner Store, Height at Westridge #8 and Undeveloped land
East	“PD” – Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	Winsor Meadows at Westridge 5
West	“PD” – Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	Trailpointe at Westridge

Discussion: The subject property is located within “PD” – Planned Development District Ordinance No. 2001-02-024 which designates the property for “R-1” – Retail District uses as found in “PD” – Planned Development District Ordinance No. 1621. The

applicant is proposing to develop the property with a grocery store, fueling station, retail and restaurants uses. The proposed uses are allowed by right within the "R-1" zoning designation for the area.

ACCESS/CIRCULATION:

Adjacent Streets: Westridge Blvd, 120' Right-of-Way, Major Arterial

Independence Pkwy, 120' Width Right-of-Way, Major Arterial

Discussion: The subject property has both direct access and access via mutual access easements to Westridge Blvd and Independence Pkwy.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Independence Pkwy.

Hike and Bike Trails: Required along Westridge Blvd.

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.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Concept Plan