

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, Planning Manager

**FROM:** Melissa Spriegel, Planner I

**SUBJECT:** Consider/Discuss/Act on a Concept Plan for Westridge Retail, Located on the Northwest Corner of Westridge Boulevard and Independence Parkway

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the November 15, 2016 meeting.

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

**APPLICATION SUBMITTAL DATE:** October 18, 2016 (Original Application)  
October 24, 2016 (Revised Submittal)  
October 28, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing 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. This item was previously approved by City Council on March 1, 2016; however, the applicant has changed the layout of the development, and therefore it must be reviewed and approved by City Council.

**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 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:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“PD” – Planned Development District Ord. No. 2001-02-024 (Retail Uses)	Undeveloped Land
North	“PD” – Planned Development District Ord. No. 2001-02-024 (Residential Uses)	Single Family Residential Subdivision - Trailpointe at Westridge
South	“PD” – Planned Development District Ord. No. 2001-08-087 (Retail Uses)	Corner Store
East	“PD” – Planned Development District Ord. No. 2001-02-024 (Residential Uses)	Single Family Residential Subdivision - Winsor Meadows at Westridge
West	“PD” – Planned Development District Ord. No. 2001-02-024 (Residential Uses)	Single Family Residential Subdivision - Trailpointe at Westridge

**ACCESS/CIRCULATION:**

Adjacent Streets: Independence Parkway, 120’ Right-of-Way, Major Arterial

Westridge Boulevard, 120' Right-of-Way, Major Arterial

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Independence Parkway and Westridge Boulevard

Hike and Bike Trails: Required along Westridge Boulevard

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