

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Alex Glushko, Planner II

**SUBJECT:** Consider/Discuss/Act on the Request by Corwin Engineering, Inc., on Behalf of Custer West Partners, IV, L.P., for Approval of a Preliminary-Final Plat for 19 Single Family Residential Lots (Lots 1-19, Block A), 2 Commercial Lots (Lots 20-21, Block A), and 1 Common Area (Common Area A-1) of The Heights at Westridge, Planning Area 12, Parcel 1209 Addition, Approximately 11.88 Acres, Located on the Southwest Corner of Independence Parkway and Westridge Boulevard.

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final plat.

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**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 the plat for record:

2. The applicant revise the plat to provide street names for all public right-of-way.
3. The applicant revise the plat to provide two state plane coordinates tied to two points on the plat boundary.
4. The applicant revise the plat to provide Common Area information in the Title Block and the Owner's Certificate.
5. The applicant revise the plat to revise No. 6 of the Notes to reflect only Common Area A-1.
6. The applicant revise plat to rename the "Firelane/Access Easement" to be called a "Firelane/Mutual Access Easement."

**APPLICATION SUBMITTAL DATE:** September 24, 2012 (Original Application)  
October 8, 2012 (Revised Submittal)  
October 16, 2012 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 11.88 acres into 19 single family residential lots (Lots 1-19, Block A), 2 commercial lots (Lots 20-21, Block A), and 1 common area (Common Area A-1), located on the southwest corner of Independence Parkway and Westridge Boulevard.

**PLATTING STATUS:** The subject property is currently only boundary platted as Parcels 1201-1209, 1216, and 1217. 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. 2006-04-044 (Retail Uses)

North	"PD" – Planned Development District Ordinance No. 2001-02-024 (Retail Uses)	Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 2001-08-087 (Single Family Residential Uses)	Single Family Residential Subdivision – Heights at Westridge
East	"PD" – Planned Development District Ordinance No. 2001-08-087 (Single Family Residential Uses)	Single Family Residential Subdivision – Eagle's Nest at Westridge
West	"PD" – Planned Development District Ordinance No. 2001-08-087 (Single Family Residential Uses)	Elevated Storage Tank/Water Tower and Single Family Residential Subdivision – Heights at Westridge

**ACCESS/CIRCULATION:**

Adjacent Streets: Westridge Boulevard, 120' Right-of-Way, 6-Lane Major Arterial  
Independence Parkway, 120' Right-of-Way, 6-Lane Major Arterial

Discussion: The applicant is proposing to access the single family residential lots of the subdivision (Lots 1-19) by way of Westridge Boulevard from the north and indirectly by way of a 24' firelane/mutual access easement from the east connecting to proposed Street "A." Access to the commercial lots of the subdivision (Lots 20-21) is proposed by way of Independence Parkway from the east, as well as indirectly by way of proposed Street "A" connecting to the 24' firelane/mutual access easement. Proposed Street "A" is proposed to be a 60' collector section from Westridge Boulevard southward to the intersection of the 24' firelane/access easement, at which point it will transition into a 50' residential roadway section. The applicant has received approval of an associated access management plan (12-200AMP) which the proposed preliminary-final plat conforms with.

**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:**

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|-----------------------|--|
| Sidewalks:            | Required along Westridge Boulevard and Independence Parkway                                  |
| Hike and Bike Trails: | Required along Independence Parkway  |
| 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:**

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|------------------------|--|
| Roadway Impact Fees:   | Applicable (Ordinance No. 2008-10-173) |
| Utility Impact Fees:   | Applicable (Ordinance No. 2008-10-174) |
| Median Landscape Fees: | Not Applicable                         |

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

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**Action:**