

<b>AGENDA ITEM</b>
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**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 102 Single Family Residential Lots (The Heights at Westridge, Phase VI Addition), Approximately 15.60 Acres, Located on the East Side of Coit Road and Approximately 900 Feet South of 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.

**APPLICATION SUBMITTAL DATE:** October 30, 2012 (Original Application)  
November 12, 2012 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 15.60 acres into 102 single family residential lots and 1 common area, located on the east side of Coit Road and approximately 900 feet south of Westridge Boulevard.

**PLATTING STATUS:** The subject property is currently 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 (SF-3 / Single Family Uses)

North	"PD" – Planned Development District Ordinance No. 2006-04-044 (Single Family and Multi-Family Uses)	Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 2006-04-044 (Single Family Uses)	Undeveloped Land and Single Family Residential Subdivision – Heights at Westridge, Phase 3
East	"PD" – Planned Development District Ordinance No. 2006-04-044 (Single Family Residential Uses)	Single Family Residential Subdivision – Heights at Westridge, Phase 3
West	Not Zoned Per the City of McKinney (City of Frisco)	Undeveloped Land

#### **ACCESS/CIRCULATION:**

Adjacent Streets: Coit Road, 120' Right-of-Way, 6-Lane Major Arterial

Willard Drive, 50' Right-of-Way, Residential Street

Discussion: The subdivision will have indirect access to Coit Road through Indigo Drive to Raegenea Drive to the south. The subdivision will also have access to Willard Drive via proposed Capri Drive and Patton Drive.

**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

Hike and Bike Trails: Required along Coit Road

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. 2008-10-173)

Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

Median Landscape Fees: 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
- Maps
- Letter of Intent
- Proposed Preliminary-Final Plat

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**Action:**