

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Brandon Opiela, Planning Manager

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Virginia Parkway Phase 5B, Located on the East Side of Coit Road and Extending Approximately 1,100 Feet to the East

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

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following condition, which must be satisfied prior to filing the plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: September 29, 2014 (Original Application)
October 8, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to plat the remaining right-of-way for Virginia Parkway Phase 5B, located on the east side of Coit Road and extending approximately 1,100 feet to the east.

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 approved prior to issuance of a development permit.

SURROUNDING ZONING AND LAND USES:

Subject Property: PD” – Planned Development District Ordinance No. 2001-02-024

North	PD” – Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)	Undeveloped
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South	PD” – Planned Development District Ordinance No. 2001-02-024 (Commercial and Residential Uses)	Undeveloped
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East PD” – Planned Development District Ordinance No. 2001-02-024 (Residential Uses) Reserve at Westridge Subdivision

West City of Frisco Undeveloped

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: Not Required

Hike and Bike Trails: Not Required

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: Not Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Not Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: Not Applicable

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/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat