

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

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

**FROM:** Aaron Bloxham, Planner I

**SUBJECT:** Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-3, Block A, of the Westridge Retail Addition, Located on the Northwest Corner of Westridge Boulevard and Independence Parkway

**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 a 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:** February 8, 2016 (Original Application)  
February 22, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 12.02 acres into 3 lots for commercial and retail uses.

**PLATTING STATUS:** The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat/replat, 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.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" – Planned Development Ordinance No. 2001-02-024 (Commercial and Retail Uses)	Undeveloped Land

North	“PD” – Planned Development Ordinance No. 2001-02-024 (Residential Uses)	Trailpointe at Westridge
South	“PD” – Planned Development Ordinance No. 2001-08-087 and “PD” – Planned Development Ordinance No. 2001-08-087 (Retail, Utility and Residential Uses)	Corner Store, Heights at Westridge #8, McKinney Water Tower and Undeveloped Land
East	“PD” – Planned Development Ordinance No. 2001-02-024 (Residential Uses)	Winsor Meadows at Westridge #5
West	“PD” – Planned Development Ordinance No. 2001-02-024 (Residential Uses)	Trailpointe at Westridge

**ACCESS/CIRCULATION:**

Adjacent Streets: Westridge Boulevard, 120’ Right-of-Way, Major Arterial

Independence Parkway, 120’ Right-of-Way, Major Arterial

**TREE PRESERVATION ORDINANCE:** The applicant will be responsible for complying with the Tree Preservation Ordinance.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Independence Parkway

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.

**DRAINAGE:** The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance.

**FEES:**

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108) (Credits may be available per the Custer West Development Agreement)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and

Ordinance No. 2013-12-118) (Credits may be available per the Custer West Development Agreement)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: As Determined by the City Engineer or Not Applicable

**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