

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Aaron Bloxham, Planner I

**SUBJECT:** Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the Sanctuary at Westridge, Located Approximately 1,000 Feet South of Virginia Parkway and on the East Side of Future Coit Road

**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, 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.
2. The applicant revise the plat to provide the filing information for Coit Road.
3. The applicant revise the plat to provide the filing information for the Reserve at Westridge, Phase 23.
4. The applicant revise the plat to provide a 20' x 20' water easement for the required water vault that is located east of the south entrance from Rambling Road, subject to the review and approval of the City Engineer.
5. The applicant revise the plat to add the dimension (15') to the water line easement located on the west side of the property and just east of the 15' x 20' sanitary sewer easement.
6. The applicant revise the plat to add the label "Variable Width" to the drainage easement located on the northwest corner of the property and next to detention and drainage easement.
7. The applicant revise the plat to add the dimension (15') to the drainage easement located on the north side of the property and adjacent to the Common Area – C2 of the Reserve at Westridge, Phase 19.

**APPLICATION SUBMITTAL DATE:** September 14, 2015 (Original Application)  
 September 28, 2015 (Revised Submittal)  
 October 1, 2015 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to plat approximately 24.33 acres as one lot for a multi-family residential development (Sanctuary at Westridge).

**PLATTING STATUS:** The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat, a record plat, 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 District Ordinance No. 2001-02-024 (Multi-family Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2001-02-024 (Retail and Single Family Residential Uses)	The Reserve at Westridge Phase 19 and Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	The Reserve at Westridge Phase 23
East	“PD” – Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	The Reserve at Westridge Phase 19
West	City of Frisco	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Future Coit Road, 120’ Right-of-Way, Major Arterial  
 Rambling Road, 60’ Right-of-Way, Collector

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

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Coit Road and Rambling Road

Hike and Bike Trails: Not Applicable

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)

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: Applicable along Coit Road

Park Land Dedication Fees: Covered per the Custer West Development Agreement

Pro-Rata: As Determined by the City Engineer

**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