

PLANNING & ZONING COMMISSION MEETING OF 9/11/2012 AGENDA ITEM #12-149CP

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Senior Planner

**FROM:** Anthony Satarino, Planner

**SUBJECT:** Consider/Discuss/Act on the Request by Winkelmann & Associates, Inc., on Behalf of Minerva Partners, Ltd., for Approval of a Concept Plan for Lots 1-9, Block A, of the Water Tower Place Addition, Approximately 23.45 Acres, Located on the Southwest Corner of Virginia Parkway and Custer Road.

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to City Council for consideration at the October 2, 2012 meeting.

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed concept plan.

**APPLICATION SUBMITTAL DATE:** August 13, 2012 (Original Submittal)  
August 27, 2012 (Revised Submittal)  
September 6, 2012 (Revised Submittal)

**ITEM SUMMARY:** The applicant has shown a potential layout for the parent tract as required under “PD” – Planned Development District Ordinance No. 1621 (the base PD for subject property).

**PLATTING STATUS:** The subject property is currently unplatted. A Boundary Plat for Parcel 11B10 has been filed with the County in accordance with the regulations set forth by “PD” – Planned Development District Ordinance No. 1621. The applicant must submit and receive approval from the Planning and Commission of a preliminary-final plat. 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 Certificate of Occupancy.

**CONCEPT PLAN:** Under the governing base planned development ordinance, a concept plan is required if the development of the entire zoning area is not shown on a single site plan. A zoning area, as defined by “PD” – Planned Development District Ordinance No. 1621, is a tract of land or contiguous tracts of land under the same zoning district. The subject property is currently zoned “R-1” Retail District. Concept

plans are submitted for review by the Planning and Zoning Commission, which are then forwarded on to the City Council for consideration of approval.

The purpose of a concept plan is to set forth the development objectives allowed under zoning criteria in a graphic or specific written manner. An access management plan normally serves this requirement for developments outside of this particular planned development district. The proposed concept plan shows the subject property can be effectively developed as nine independent tracts of land, as long as basic access and circulation needs are planned for the overall tract as a whole. The attached concept plan displays the proposed lot layout for the development and indicates the lots will be developed as retail and restaurant establishment uses. The total proposed retail and restaurant square footage for the combined tract (nine lots) is 154,609 square feet. As each tract on the plan is developed, a site plan is required.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: “PD” – Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)

North	“PD” – Planned Development District Ordinance No. 2006-04-039 (Commercial Uses) and “PD” – Planned Development District Ordinance No. 2004-11-116 (Commercial Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	The Summit at Westridge Subdivision
East	“PD” – Planned Development District Ordinance No. 97-06-036 (Single Family Residential Uses)	Falcon Creek Subdivision
West	“PD” – Planned Development District Ordinance No. 2001-02-024 (Multi Family Residential and Open Space Uses)	Villas of Westridge and Open Space

Discussion: The subject property is located within “PD” – Planned Development District Ordinance No. 2001-02-024. The applicant is proposing to develop the property with retail/restaurant establishment uses. The proposed uses are consistent with the “R-1” zoning designation for the area.

**ACCESS/CIRCULATION:**

Adjacent Streets: Virginia Parkway, 120’ Right-of-Way, 4-Lane Major Arterial (M6D)

Custer Road, 120' Right-of-Way, 6-Lane Major Arterial (M6D)

Falcon View Drive, Variable Width Right-of-Way, 2-Lane Residential Collector

Discussion: The subject property has direct access to Virginia Parkway at three different locations (one of which connects to an existing median opening). The subject property has direct access to Custer Road at three different locations (one of which connects to an existing median opening). Lastly, the property has direct access to Falcon View Drive at two different locations. Not all of the nine proposed lots have street frontage and direct access; however, all of the proposed lots have access through a series of mutual firelane and access easements that ultimately lead to the access locations previously mentioned.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Virginia Parkway and Falcon View Drive  
Existing along Custer Road

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.

**MISCELLANEOUS:** The applicant has also proposed an 8' tall masonry screening wall between the proposed development and the neighboring multiple family dwelling development to west of the subject property. Per the governing planned development ordinances, a screening device shall be placed along any property line between a residential district and a non-residential district. The height and material of the proposed screening wall is consistent with the requirements of the governing planned development ordinance.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has not received any comments either in opposition to or in support of this request.

**ATTACHMENTS:**

- Maps
- Letter of Intent
- Proposed Concept Plan