

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Brandon Opiela, Planning Manager

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 54 Single Family Residential Lots, 1 Commercial Lot, and 2 Common Areas (Parcel 1201, The Heights at Westridge), Approximately 16.90 Acres, Located on the Southeast Corner of Westridge Boulevard and Coit Road

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 conditions:

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

Prior to filing the plat for record:

2. The applicant revise the plat to label Common Area D-1 as a pedestrian, bicycle, and access easement.
3. The applicant revise the plat to provide street names for each proposed street.

APPLICATION SUBMITTAL DATE: September 24, 2012 (Original Application)
November 2, 2012 (Revised Submittal)
November 12, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 16.90 acres into 54 single family residential lots, 1 commercial lot, and 2 common areas, located on the southeast corner of Westridge Boulevard and Coit Road.

PLATTING STATUS: The subject property is currently only 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. 2001-08-087
(Single Family Residential and Retail Uses)

North	City of Frisco	Undeveloped
South	"PD" – Planned Development District Ordinance No. 2001-08-087 (Single Family Residential Use)	Single Family Residential Subdivision – Heights at Westridge
East	"PD" – Planned Development District Ordinance No. 2001-08-087 (Single Family Residential Use)	Single Family Residential Subdivision – Heights at Westridge
West	City of Frisco	Undeveloped

ACCESS/CIRCULATION:

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

Discussion: The applicant is proposing direct access to the single family residential lots within the subdivision by way of Westridge Boulevard from the north and Coit Road to the west. The proposed commercial tract will have future access points off of Coit Road and Westridge Boulevard, as well as access to the adjacent residential streets serving the proposed subdivision via a fire lane/mutual access easement.

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 along Westridge Boulevard and Coit Road
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: Required along Coit Road

Park Land Dedication Fees: Not 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
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat