

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

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

**FROM:** Aaron Bloxham, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R and 2, Block B, of the Golf Course West Addition, Located on the Northwest Corner of Westridge Boulevard and Custer Road

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

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary-final replat 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:** May 16, 2016 (Original Application)  
May 31, 2016 (Revised Submittal)  
June 7, 2016 (Revised Submittal)  
June 10, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 65.35 acres into 2 lots for Golf Course and Office Uses.

**PLATTING STATUS:** The subject property is currently platted as Lot 1, Block B of the Golf Course West Addition.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	“PD” – Planned Development District Ordinance No. 2001-07-081 (Golf Course Uses)	Westridge Golf Course
North	“PD” – Planned Development District Ordinance No. 2001-02-024 and “PD” – Planned Development District Ordinance No. 2001-07-081 (Residential and Golf Course Uses)	Westridge Golf Course and Westridge on the Fairways Subdivision
South	“PD” – Planned Development District Ordinance No. 2001-02-024 and City of Frisco (Residential and Commercial Uses)	Surfton Place, Kids R Kids Daycare, American Auto Spa, Winsor Meadows Subdivision, and undeveloped land.
East	“PD” – Planned Development District Ordinance No. 97-06-36 (Golf Course Uses)	Westridge Golf Course
West	“PD” – Planned Development District Ordinance No. 2001-02-024 (Residential Uses)	Winsor Meadows and Greens of Westridge Subdivisions

**ACCESS/CIRCULATION:**

Adjacent Streets: Custer Road, 130’ Right-of-Way, Principal Arterial

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

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Custer 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)

Median Landscape Fees: Not applicable

Park Land Dedication Fees: Not applicable

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 Replat
- PowerPoint Presentation