

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Senior Planner

FROM: Anthony Satarino, Planner

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 47 Single Family Residential Lots (The Heights at Westridge, Phase IV-A), Approximately 8.52 Acres, Located on the East Side of Coit Road and Approximately 1,530 Feet South of Westridge Boulevard.

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 provide the filing information for The Heights at Westridge Phase IV.

APPLICATION SUBMITTAL DATE: June 13, 2011 (Original Application)
June 27, 2011 (Revised Submittal)
June 29, 2011 (Revised Submittal)
July 1, 2011 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to plat approximately 8.52 acres for 47 single-family lots, located on the east side of Coit Road and approximately 1,530 feet south of Westridge Boulevard.

The subject property is currently unplatted. 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 approved, prior to issuance of a building permit.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2006-04-044 (SF-3.5 / single family residential use)

North	"PD" – Planned Development District Ordinance No. 2006-04-044 (SF-3.5 / single family residential and retail use)	Future The Heights at Westridge Phase IV Subdivision (11-088RP)
South	City of Frisco (No City of McKinney Zoning is Applicable)	Villages of Willow Bay Subdivision
East	"PD" – Planned Development District Ordinance No. 2006-04-044 (SF-2 / single family residential and retail use)	The Heights at Westridge Phase III Subdivision
West	City of Frisco (No City of McKinney Zoning is Applicable)	Undeveloped Land

Discussion: The proposed lots meet the minimum size requirements of the governing zoning district.

ACCESS/CIRCULATION:

Adjacent Streets: Coit Road, 120' Right-of-Way, Major Arterial (M6D)

Discussion: The subdivision will have indirect access to Coit Road through Indigo Drive and Calgary Drive.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant has submitted a letter that there are no protected trees on site; however, the applicant will need to submit an Affidavit of No Trees, subject to review and approval by the City Arborist.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required
Hike and Bike Trails:	Not applicable
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.

A Hike and Bike Trail is not required with this plat; however, a future Hike and Bike Trail will be located within the 20' wide landscape, sidewalk, pedestrian and bicycle access easement shown in Common Area 21 on the proposed record plat to the north for Westridge Phase IV (11-088RP). Common Area 21 is proposed to be located between the western boundary of the subject property and Coit Road.

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: Not Applicable

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
- Maps
- Letter of Intent
- Proposed Preliminary-Final Plat