

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Leo Bethge, Planner I

SUBJECT: Consider/Discuss/Act on the Request by Corwin Engineering, Inc., on Behalf of Custer West Partners, for Approval of a Preliminary-Final Plat for 106 Single Family Residential Lots and Lot 33, Block U of The Heights at Westridge Phase VII Addition, Being Fewer than 26 Acres, Located on the Southeast Corner of Coit Road and 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 street names for all unnamed streets.

APPLICATION SUBMITTAL DATE: March 25, 2013 (Original Application)
April 29, 2013 (Revised Submittal)
May 2, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 25.94 acres into 106 single family residential lots and 1 lot for future commercial uses, located on the southeast area of Coit Road and Westridge Boulevard.

PLATTING STATUS: The subject property is currently boundary platted as Parcel 1201 and part of Parcel 1202. 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. 2006-04-044
(Commercial and Single Family Uses)

North	Not Zoned Per the City of McKinney (City of Frisco)	Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 2006-04-044 (Single Family Uses)	Undeveloped Land and Single Family Residential Subdivision – Heights at Westridge, Phase 6
East	"PD" – Planned Development District Ordinance No. 2006-04-044 (Single Family Residential Uses)	Single Family Residential Subdivision – Heights at Westridge, Phase 3
West	Not Zoned Per the City of McKinney (City of Frisco)	Undeveloped Land

ACCESS/CIRCULATION:

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

Discussion: The subdivision will have direct access to Coit Road through Irene Drive. The subdivision will also have access to Westridge Boulevard to the north via proposed Street B.

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

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: Credited per Custer West Development Agreement

Utility Impact Fees: Credited per Custer West Development Agreement

Median Landscape Fees: Applicable for Coit Road

Park Land Dedication Fees: Applicable

Pro-Rata: Not applicable

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