

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Melissa Spriegel, Planner I

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-4, Block A, of the Westridge Retail Addition, Located on the Northwest Corner of Independence Parkway 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, 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 Approval Checklist, attached.
2. The applicant revise the plat to extend the pedestrian access easement through lot 4 to the western property line for the proposed future trail.

APPLICATION SUBMITTAL DATE: October 10, 2016 (Original Application)
October 24, 2016 (Revised Submittal)
October 28, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 12.021 acres into 4 lots for retail uses.

PLATTING STATUS: 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 filed for recordation with the Collin County Clerk, prior to issuance of a certificate of occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	“PD” – Planned Development District Ord. No. 2001-02-024 (Retail Uses)	Undeveloped Land
North	“PD” – Planned Development District Ord. No. 2001-02-024 (Residential Uses)	Single Family Residential Subdivison - Trailpointe at Westridge
South	“PD” – Planned Development District Ord. No. 2001-08-087 (Retail Uses)	Corner Store
East	“PD” – Planned Development District Ord. No. 2001-02-024 (Residential Uses)	Single Family Residential Subdivison - Winsor Meadows at Westridge
West	“PD” – Planned Development District Ord. No. 2001-02-024 (Residential Uses)	Single Family Residential Subdivison - Trailpointe at Westridge

ACCESS/CIRCULATION:

Adjacent Streets: Independence Parkway, 120’ Right-of-Way, Major Arterial
Westridge Boulevard, 120’ Right-of-Way, Major Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Independence Parkway and Westridge Boulevard

Hike and Bike Trails: Required along Westridge Boulevard

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 Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat