

REVISED ON 1-3-2013

PLANNING & ZONING COMMISSION MEETING OF 12-11-2012 AGENDA ITEM #12-210CP

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Alex Glushko, Planner II

SUBJECT: Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of Custer West Partners IV, L.P., for Approval of a Concept Plan for a Portion of Parcel 1209, Approximately 7.43 Acres, Located on the Southwest Corner of Independence Parkway and Westridge Boulevard

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to City Council for consideration at the January 15, 2013 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed concept plan.

APPLICATION SUBMITTAL DATE: November 12, 2012 (Original Submittal)
November 26, 2012 (Revised Submittal)
December 6, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant has shown a potential layout for a portion of the parent tract (Parcel 1209) as required under "PD" – Planned Development District Ordinance No. 1621 (the base PD for subject property). According to the approved preliminary-final plat, Parcel 1209 includes both residential and non-residential uses, and the applicant is proposing to Concept Plan only for the non-residential portion of Parcel 1209.

PLATTING STATUS: The subject property is currently unplatted. A Boundary Plat for Parcel 1201-1209, 1216 and 1217 has been filed with the County in accordance with the regulations set forth by "PD" – Planned Development District Ordinance No. 1621. Additionally, a preliminary-final plat for the Heights at Westridge, Planning Area 12, Parcel 1209 Addition has been approved by the Planning and Zoning Commission. The approved preliminary-final plat includes 19 single family residential lots (Lots 1-19, Block A), 2 commercial lots (Lots 20-21, Block A), and 1 common area (Common Area A-1). 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.

CONCEPT PLAN: Under the governing base planned development ordinance, a concept plan is required if the development of the entire zoning area is not shown on a single site plan. A zoning area, as defined by “PD” – Planned Development District Ordinance No. 1621, is a tract of land or contiguous tracts of land under the same zoning district. The subject property is currently zoned “R-1” Retail District. Concept plans are submitted for review by the Planning and Zoning Commission, which are then forwarded on to the City Council for consideration of approval.

The purpose of a concept plan is to set forth the development objectives allowed under zoning criteria in a graphic or specific written manner. The proposed concept plan shows the subject property can be effectively developed as two independent tracts of land, as long as basic access and circulation needs are planned for the overall tract as a whole. The attached concept plan displays the proposed lot layout for the development and indicates the lots will be developed as day care, retail, and convenience store/fuel sales uses. The total proposed day care, retail, and convenience store/fuel sales square footage for the overall tract (two lots) is 46,997 square feet. As each tract on the plan is developed, a site plan is required.

While the proposed concept plan lays out the non-residential portion of Parcel 1209, any future development of the subject property will be subject to all applicable City Ordinances, including but not limited to the Zoning Ordinance (i.e. land use and development regulations) and the Subdivision Ordinance (i.e. platting). For example, the concept plan as proposed depicts a convenience store/fuel sales facility with 16 fuel pumps, however, “R-1” districts of the governing “PD” district are subject to the development regulations of the “BN” – Neighborhood Business District, which limit fuel sales to no more than eight vehicles at one time, provided that the pumps are within 350 feet of an arterial intersection. Proposed concept plans as approved shall not allow for deviations to all applicable City Ordinances.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2006-04-044 (Retail and Commercial Uses)

North	“PD” – Planned Development District Ordinance No. 2001-02-024 (Retail and Commercial Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2001-08-087 (Single Family Residential Uses)	Single Family Residential Subdivision – Heights at Westridge
East	“PD” – Planned Development District Ordinance No. 2001-08-087 (Single Family Residential Uses)	Single Family Residential Subdivision – Eagle’s Nest at Westridge

West	“PD” – Planned Development District Ordinance No. 2006-04-044 (Retail Uses)	Elevated Storage Tank/Water Tower and Undeveloped Land
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Discussion: The subject property is located within “PD” – Planned Development District Ordinance No. 2006-04-044 which designates the property for “R-1” – Retail District uses as found in “PD” – Planned Development District Ordinance No. 1621. The applicant is proposing to develop the property with day care, retail, and convenience store/fuel sales uses. The proposed uses are allowed by right within the “R-1” zoning designation for the area.

ACCESS/CIRCULATION:

Adjacent Streets: Westridge Boulevard, 120’ Right-of-Way, 6-Lane Major Arterial

 Independence Parkway, 120’ Right-of-Way, 6-Lane Major Arterial

 Future Unnamed Street, 50’ Right-of-Way, Residential Street

Discussion: The subject property has direct access to Independence Parkway at two different locations (one of which connects to an existing median opening). The subject property also has indirect access to Westridge Boulevard via a proposed mutual access drive that connects to the proposed residential street to the west.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Westridge Boulevard and Independence Parkway

Hike and Bike Trails: Required along Independence Parkway

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.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of this request.

ATTACHMENTS:

- Maps
- Letter of Intent
- Proposed Concept Plan