



**18-0003CP**

**TITLE:** Consider/Discuss/Act on a Concept Plan for Virginia Heights, Located on the Northeast Corner of Virginia Parkway and Coit Road

**COUNCIL GOAL:** Direction for Strategic and Economic Growth  
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

**MEETING DATE:** July 17, 2018

**DEPARTMENT:** Planning

**CONTACT:** Samantha Pickett, AICP, Planning Manager  
Brian Lockley, AICP, CPM, Director of Planning  
Danielle Quintanilla, Planner I

**RECOMMENDED CITY COUNCIL ACTION:** Staff recommends approval of the proposed concept plan.

**APPLICATION SUBMITTAL DATE:** March 19, 2018 (Original Application)  
April 9, 2018 (Revised Submittal)  
April 16, 2018 (Revised Submittal)  
May 25, 2018 (Revised Submittal)  
June 8, 2018 (Revised Submittal)  
June 15, 2018 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing a potential layout for Parcel 1502 as required under "PD" - Planned Development District Ordinance No. 2001-02-024. According to the approved zoning and masterplan, Parcel 1502 includes non-residential uses, and the applicant is proposing a retail development that includes daycare, fueling station, office, retail and restaurant uses.

**PLATTING STATUS:** The subject property is currently conveyance platted as Lot 1, Block A, of Parcel 1502 Addition.

**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 the governing zoning, 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 6 lots, as long as basic access and circulation needs are planned for the overall parcel as a whole. The attached concept plan displays the proposed lot layout for the development and indicates the lots will be developed as a daycare, fueling station, office, retail and restaurant uses. As each lot on the plan is developed, a site plan is required.

While the proposed concept plan lays out the non-residential uses of Parcel 1502, 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). Proposed concept plans as approved shall not allow for deviations to applicable City Ordinances.

#### **ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“PD” - Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)	Undeveloped Land
North	“PD” - Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	Undeveloped Land
South	“PD” - Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)	Undeveloped Land
East	“PD” - Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	Undeveloped Land
West	City of Frisco	Undeveloped Land

#### **ACCESS/CIRCULATION:**

Adjacent Streets: Virginia Parkway, Variable Right-of-Way Width, Major Arterial

Coit Road, Variable Right-of-Way Width, Major Arterial

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Coit Road and Virginia Parkway

Hike and Bike Trails: Not Required

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.

**BOARD OR COMMISSION RECOMMENDATION:** On June 26, 2018 the Planning and Zoning Commission voted 5-0-0 to recommend approval of the proposed concept plan.

**SUPPORTING MATERIALS:**

[DRAFT PZ Minutes 06.26.pdf](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Concept Plan](#)