



18-0185PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-4, Block A, of the Virginia Heights Addition, Located at 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: September 11, 2018

DEPARTMENT: Planning

CONTACT: Derrick Rhys Wilson, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Interim Director of Planning

APPLICATION SUBMITTAL DATE: June 18, 2018 (Original Application)
August 14, 2018 (Revised Submittal)
August 17, 2018 (Revised Submittal)
August 28, 2018 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following conditions, which must be satisfied prior to filing the 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 file the associated conveyance plat (18-0184CVP) with the County.

ITEM SUMMARY: The applicant is proposing plat four conveyance-platted lots (proposed Lots 1R, 2R, 3, and 4, Block A of the Parcel 1502 Addition) for development, Lot 1 (approximately 1.142 acres), Lot 2 (approximately 2.475 acres), Lot 3 (approximately 2.304 acres), and Lot 4 (approximately 4.483 acres). The applicant has indicated that lots will be used to construct a gas station, day care, retail, and office

uses.

An associated concept plan for the subject property was approved by City Council on July 17, 2018 by City Council; a specific use permit for a gas station (18-0005SUP) was subsequently approved for proposed Lot 1 on September 4, 2018.

PLATTING STATUS: The subject property is currently conveyance platted as Lot 1, Block A, of the Parcel 1502 Addition; however a subsequent conveyance plat (18-0184CVP) must be filed prior to filing a plat for development on the subject property. Subsequent to the approval of the preliminary-final plat, a record plat, 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
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, 120' Right-of-Way, Major Arterial Coit Road, 120' Right-of-Way, Major Arterial

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 City Arborist. The applicant will be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Coit Road
Hike and Bike Trails: Required along Virginia 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 accompanying 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: Not Applicable per Westridge Agreement (Ordinance No. 2013-11-108)

Utility Impact Fees: Not Applicable per Westridge Agreement (Ordinance No. 2017-02-021)

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 not received any comments either in opposition to or in support of the proposed preliminary-final plat.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)