



23-0057SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan to Allow for Golf Course Expansion (The Westridge Golf Course), Located at 9055 North Cotton Ridge 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: August 22, 2023

DEPARTMENT: Development Services - Planning Department

CONTACT: Araceli Botello, Planner I
Caitlyn Strickland, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed site plan may be appealed to the City Council.

STAFF RECOMMENDATION: Staff recommends approval of the proposed site plan with the following conditions:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: May 15, 2023 (Original Application)
June 23, 2023 (Revised Submittal)
July 6, 2023 (Revised Submittal)
July 21, 2023 (Revised Submittal)
August 01, 2023 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct an 840 square foot expansion to the building (The Westridge Golf Course) on 5.69 acres at 9055 North Cotton Ridge Road.

Typically, site plans can be administratively approved by Staff. However, the governing zoning ordinance (“PD” - Planned Development District Ordinance No. 1621) requires the site plan to be noticed and approved by the Planning and Zoning Commission.

PLATTING STATUS: The subject property is currently platted as Lot 2R, Block A of the Golf Course West Addition.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” - Planned Development District Ordinance No. 1621, and 2001-02-024 (Golf Course Use)	Golf Course (Westridge Golf Course)
North	“PD” - Planned Development District Ordinance No. 2001-02-024 and 1997-06-036 (Residential Uses)	Single Family Residential (Summit at Westridge)
South	“PD” - Planned Development District Ordinance No. 1621, and 2001-02-024 (Golf Course Use)	Golf Course (Westridge Golf Course)
East	“PD” - Planned Development District Ordinance No. 2001-02-024 and 1997-06-036 (Residential Uses)	Single Family Residential (Westridge on the Fairway)
West	“PD” - Planned Development District Ordinance No. 1621, 1997-06-036, and 2003-02-015 (Golf Course /Open Space Use)	Golf Course (Westridge Golf Course)

ACCESS/CIRCULATION:

Adjacent Streets: South Custer Road, 130’ Right-of-Way, Principal Arterial North Cotton Ridge Road, 50’ Right-of-Way, Collector

PARKING: The applicant has satisfied the minimum parking requirements as specified within Section 206E (Vehicle Parking and Loading) of the Unified Development Code.

SOLID WASTE CONTAINERS: The applicant has met the requirements of the Solid Waste Department.

LANDSCAPING REQUIREMENTS: The applicant has satisfied all landscaping requirements.

SCREENING REQUIREMENTS: The applicant has provided the required notation stating that all mechanical, heating, and air conditioning equipment shall be screened from the public right-of-way and from adjacent residential properties. The applicant has

properly screened the sanitation container and has satisfied the minimum requirements as specified in Section 206C (Screening of the Unified Development Code).

LIGHTING AND GLARE REGULATIONS: The applicant will be responsible for complying with Article 5 (Lighting and Glare Regulations) of the City of McKinney Code of Ordinances. The applicant has provided the required notation stating that the lighting will be in conformance to the requirements of the City of McKinney Code of Ordinances on the site plan.

ARCHITECTURAL STANDARDS: The applicant is not required to meet Section 206F (Architectural Standards) of the Unified Development Code as the property is not located with the HSA Historically Significant Area or the building is of historical importance.

TREE PRESERVATION ORDINANCE: The applicant has satisfied all Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks:	Not Required
Hike and Bike Trails:	Not Required
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

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
Utility Impact Fees:	Not Applicable
Median Landscape Fees:	Not Applicable
Park Land Dedication Fees:	Not Applicable

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

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Ex. PD Ord. No. 2001-02-024](#)

[Ex. PD Ord. No. 1621](#)

[Proposed Site Plan](#)

[Presentation](#)