



21-0001C

TITLE: Consider/Discuss/Act on a Concept Plan for Shops at Westridge, Located on the Northwest Corner of Westridge Boulevard and Independence Parkway

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 24, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Sheffield, Planner II
Caitlyn Strickland, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the September 21, 2021, meeting.

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

APPLICATION SUBMITTAL DATE: June 8, 2021 (Original Application)
August 4, 2021 (Revised Submittal)

ITEM SUMMARY: The applicant proposes a potential layout for seven lots as required under "PD" - Planned Development District Ordinance No. 2001-02-024 and "PD" - Planned Development District Ordinance No. 1621. A convenience store with gas pumps, a grocery store, three restaurants with drive-throughs, and two retail buildings are proposed for the undeveloped lot and are all permitted under the approved zoning

PLATTING STATUS: The subject property is not platted. Subsequent to the approval of a site plan, a minor 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.

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 is a tract of land or contiguous tracts of land under the same zoning district. The subject property is currently zoned “PD” Planned Development for commercial uses. The governing ordinance stipulates that concept plans be reviewed by the Planning and Zoning Commission and the City Council.

The purpose of a concept plan is to set forth the development objectives allowed under zoning criteria in a graphic or specific written manner. As each site on the concept plan develops, a site plan will be required.

Staff does not have concerns that the request will have a detrimental effect on the surrounding developments or traffic patterns as a whole and as such recommends approval of the request.

While the proposed concept plan lays out the anticipated use of all seven lots, 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.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” - Planned Development District 2001-02-024 (Commercial Uses)	Undeveloped Land
North	“PD” - Planned Development District 2001-02-024 (Residential Uses)	Trailpointe at Westridge
South	“PD” - Planned Development District 2001-08-087 (Residential and Commercial Uses), and “PD” - Planned Development District 2014-10-078 (Residential Uses)	City of McKinney elevated water storage tank, Heights at Westridge, Circle K/Valero
East	“PD” - Planned Development District 2001-02-024 (Residential Uses)	Winsor Meadows at Westridge
West	“PD” - Planned Development District 2001-02-024 (Residential Uses)	Trailpointe at Westridge

ACCESS/CIRCULATION:

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

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Independence Parkway and Westridge Boulevard
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.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

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

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

[Proposed Concept Plan](#)