

July 24, 2012

Preliminary Site Plan: Preston Trail at West Rowlett Creek, Block A, Lot 1
(PSP12-0007)
Owner(s): Preston Trail Ministries, Inc.

DESCRIPTION:

A church on one lot on 33.5± acres on the west side of Independence Parkway, 2,100± feet south of Main Street. Zoned Planned Development-151-Single Family-10. (Companion Item to Z12-0013) Neighborhood #17. JE

REMARKS:

Access: Access is provided from Independence Parkway.
Cross access: Cross access is provided to the north.
Parking: Parking is adequate.
Screening: Screening is not required.
Tree Preservation: There are no protected trees on this site.
Open Space: Open space is not required.
Façade Plan: A preliminary façade plan has been submitted for staff review.
Additional Information: A Planned Development Amendment has been submitted in conjunction with this request to allow a church by right and to allow for a maximum height of 60-feet for the church building.

The church property has flood plain to the west and south. This area is also the location of a future City Hike & Bike trail known as Taychas Trail which connects Bacchus Community Park to Independence Parkway. The church will be dedicating an easement for the City to construct a portion of the trail on their property. The trail location and easements will be determined at site plan review for their first Phase.

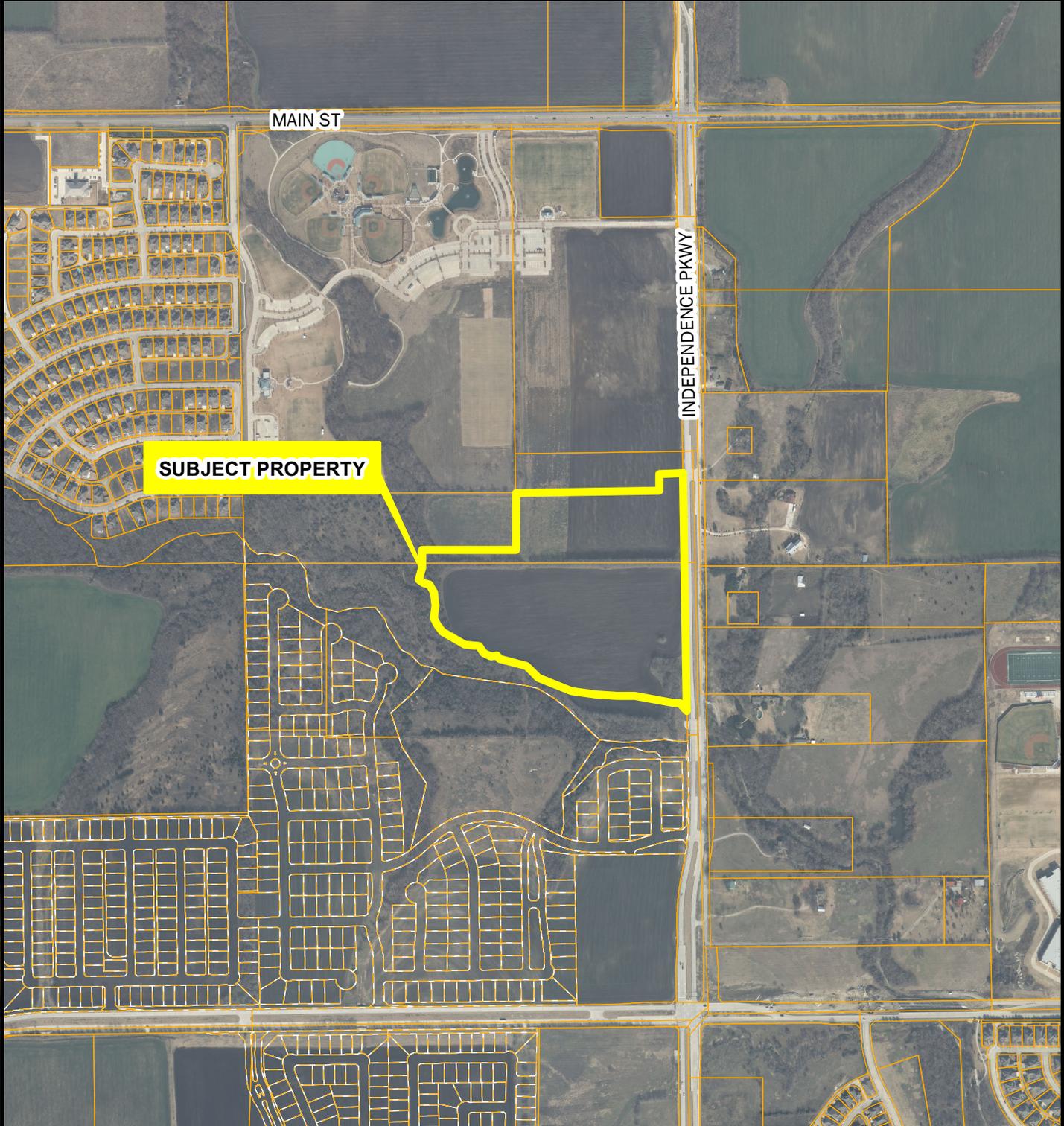
RECOMMENDATION:

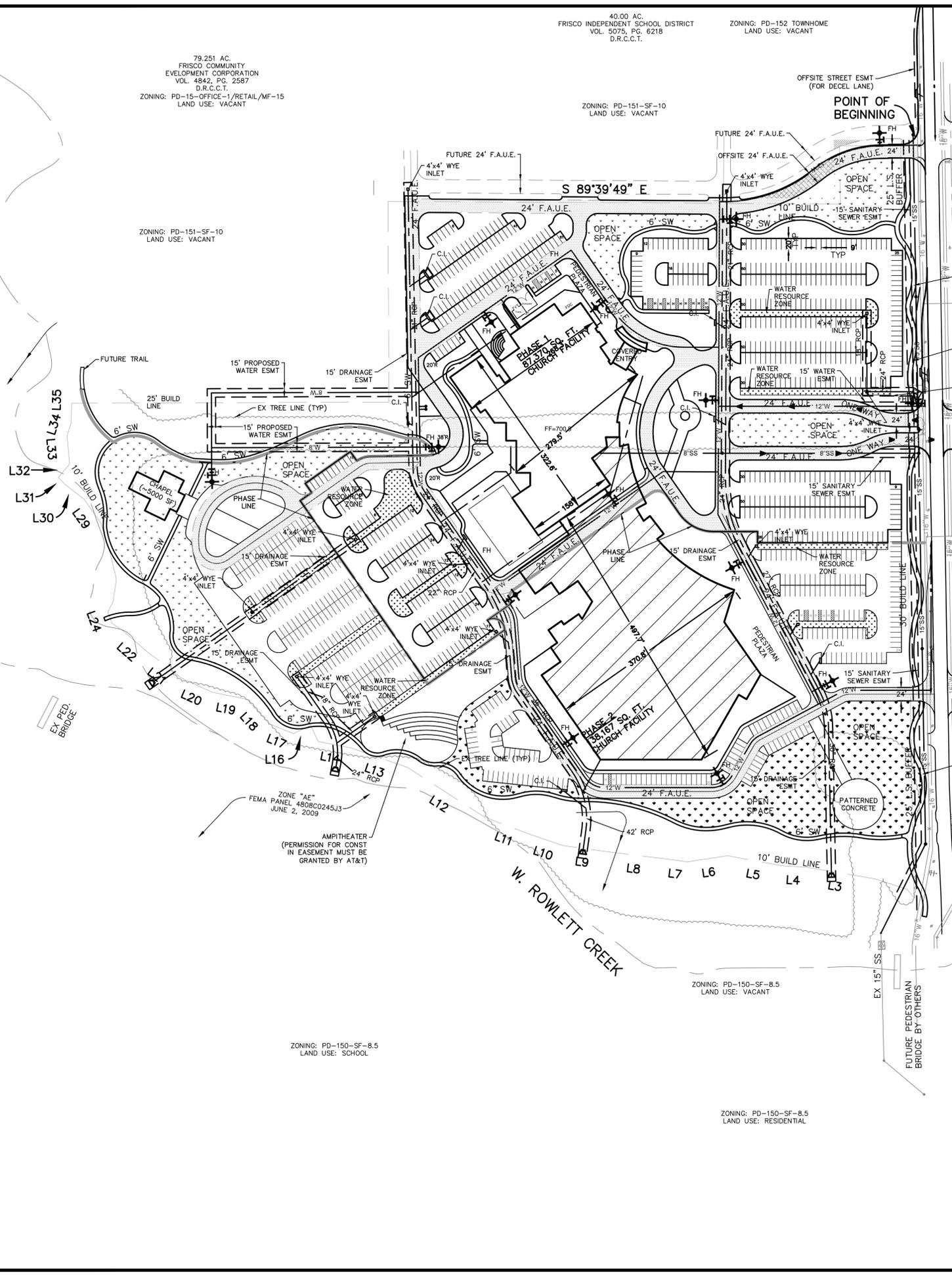
Recommended for approval subject to:

1. City Council adoption of an ordinance amending Planned Development-151 to allow a church by right and allow for a maximum height of 60-feet for a church building.
2. Approval of a Preliminary Façade Plan.

PSP12-0007

Preston Trail Community Church





DEVELOPMENT SITE SUMMARY TABLE

COMBINED PHASES
 EXISTING ZONING: PD-151, SF-10
 PROPOSED ZONING: SUP FOR WORSHIP CENTER
 EXISTING USE: NONE
 PROPOSED USE: WORSHIP CENTER
 LOT AREA: 1,459,604 SQ. FT. (33.508AC)
 BUILDING AREA: 200,596 SQ. FT.
 BUILDING HEIGHT: 54' MAX
 LOT COVERAGE: 200,957/1,459,604=13.7%
 FLOOR TO AIR RATIO: 225,537/1,459,604=15.5%

PARKING CALCULATION
 TOTAL PARKING REQUIRED: 1/100SQFT OF MAIN SANCTUARY - 13,190/100=132 SPACES

TOTAL PARKING PROVIDED: Phase 1, 652 SPACES (14 HC, 2 Van)
 Phase 2, 410 Spaces, (8 HC, 1 Van)
 Total: 1062, (22 HC, 3 Van)

OPEN SPACE SUMMARY TABLE

NET LOT AREA	1,446,298 SF
PAVED AREA:	582,148 SF
BUILDING AREA:	200,596 SF
TOTAL IMPERVIOUS SURFACE:	782,744 SF (40.3%)

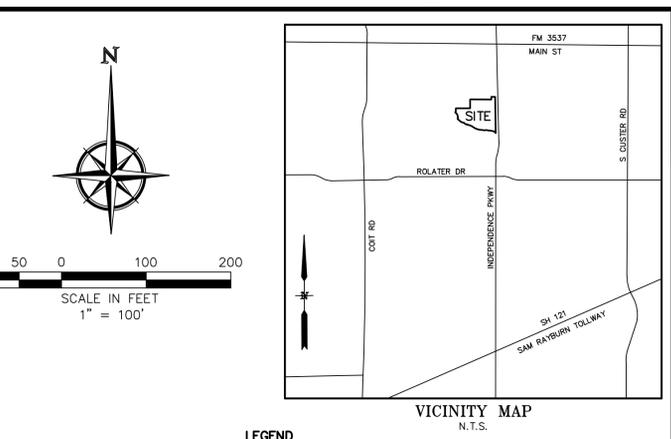
WATER RESOURCE ZONE: REQUIRED 29,107 SF PROVIDED 32,907 SF (5.7%)
USABLE OPEN SPACE: REQUIRED 101,241 SF PROVIDED 180,738 SF (12.5%)

NOTES:

- HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
- PHASE 2 WILL REQUIRE A REVISED FINAL SITE PLAN AND REPLAT. DEVELOPMENT TABLE FOR COMBINED PHASES TO BE PROVIDED AT TIME OF PHASE 2 DEVELOPMENT.
- ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
- TREES TO BE REMOVED ARE NON-PROTECTED TREES (BOIS D ARC)
- ALL PARKING IS TO BE 9'x20' & 90'
- MINIMUM 13 HANDICAP STALLS TO BE DETERMINED WITH PHASE 1 GRADING PLAN.
- DETENTION IS NOT SHOWN. A FLOOD STUDY WILL BE PERFORMED PRIOR TO CONSTRUCTION PLAN REVIEW TO DETERMINE IF FULLY DEVELOPED FLOW CAN BE RELEASED TO W. ROWLETT CREEK WITH CITY APPROVAL.
- ANY PORTION OF THE PUBLIC SIDEWALK THAT IS NOT CONTAINED WITHIN THE ROW SHALL BE CONTAINED IN A SIDEWALK OR STREET EASEMENT.

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 40°00'06" W	76.07'
L2	N 71°52'27" W	57.09'
L3	N 80°29'07" W	123.57'
L4	N 86°29'59" W	43.66'
L5	N 79°37'19" W	98.58'
L6	S 81°34'37" W	72.84'
L7	N 82°34'55" W	41.26'
L8	N 83°00'23" W	109.33'
L9	N 82°04'15" W	77.23'
L10	N 71°21'40" W	60.64'
L11	N 69°23'50" W	91.81'
L12	N 57°18'53" W	164.44'
L13	N 70°59'11" W	105.26'
L14	N 78°58'57" W	64.45'
L15	N 25°16'55" W	26.84'
L16	S 65°01'43" W	28.78'
L17	N 68°03'44" W	53.49'
L18	N 42°05'28" W	57.83'
L19	N 78°39'36" W	61.81'
L20	N 65°35'26" W	61.98'
L21	N 52°37'47" W	80.73'
L22	N 49°03'48" W	53.69'
L23	N 55°12'33" W	29.89'
L24	N 19°49'25" W	28.33'
L25	N 26°34'57" E	23.84'
L26	N 08°22'06" E	36.64'
L27	N 13°33'26" W	41.18'
L28	N 18°49'14" W	59.03'
L29	N 35°25'43" W	49.71'
L30	N 52°33'29" W	40.33'
L31	N 45°02'07" W	28.66'
L32	N 40°15'34" E	36.33'
L33	N 04°58'51" W	49.23'
L34	N 17°39'40" E	24.61'
L35	N 01°28'55" E	58.18'
L36	N 01°00'40" W	104.58'
L37	S 89°39'49" E	149.99'



- LEGEND**
- EX MAILBOX
 - EX TELEPHONE PEDESTAL
 - EX POWER POLE
 - EX SIGN
 - EX FIRE HYDRANT
 - EX LIGHT
 - EX 16" WATER LINE
 - EX FENCE LINE
 - EX ROAD CENTERLINE
 - EX 15" SANITARY SEWER LINE
 - EX MANHOLE
 - PROPOSED WATER METER
 - PROPOSED FDC
 - PROPOSED FIRE HYDRANT
 - PROPOSED MANHOLE
 - PROPOSED 12" WATERLINE
 - PROPOSED 15" SANITARY SEWER LINE
 - PROPOSED EASEMENT
 - PROPOSED STORM LINE
 - C.I. CURB INLET
 - FIRE, ACCESS AND UTILITY EASEMENT
 - WATER RESOURCE ZONE
 - OPEN SPACE
- NOTES:**
 Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF)

ENGINEERINGCONCEPTS & DESIGN, L.P.

Architects
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PRESTONTRAIL
 Phase One Relocation
 Independence Parkway | Frisco, TX | 75035

PRELIMINARY SITE PLAN #PSP12-0007

PRESTON TRAIL AT WEST ROWLETT CREEK

LOT 1, BLOCK A
 BEING
33.508 ACRES
 SITUATED IN THE
 MCKINNEY & WILLIAMS SURVEY, A-652
 & SAMPSON FINLEY SURVEY, A-315
 CITY OF FRISCO, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER
PRESTON TRAIL MINISTRIES, INC.
 PRESTON TRAIL MINISTRIES INC
 10501 MAIN ST
 FRISCO, TX 75035-3100

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DATE: 10 July 2012