

<b>AGENDA ITEM</b>
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**TO:** Planning and Zoning Commission

**FROM:** Brandon Opiela, Senior Planner

**SUBJECT:** Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of LF Development Partners, L.P., for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A and Common Area A1 of the Craig Children Trust Addition, Approximately 7.28 Acres, Located Generally on the Northeast Corner of Lake Forest Drive and Fieldcrest Drive.

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final plat.

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary-final plat with the following conditions:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.

Prior to filing the plat for record:

2. The applicant revise the plat to provide the filing information for the Wilson Creek Crossing Addition to the west of Lake Forest Drive.
3. The applicant revise the plat to show the FEMA 100-year floodplain and reference the appropriate FEMA approval documentation, subject to the review and approval of the City Engineer.
4. The applicant revise the plat to show the 100-year fully developed floodplain and reference the approved drainage study, subject to the review and approval of the City Engineer.

**APPLICATION SUBMITTAL DATE:** May 29, 2012 (Original Application)  
June 11, 2012 (Revised Submittal)  
June 15, 2012 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 7.28 acres into 2 lots and one common area, located generally at the northeast corner of Lake Forest Drive and Fieldcrest Drive.

**PLATTING STATUS:** The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat, a record plat or plats, 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 building permit.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: "PD" – Planned Development District Ordinance No. 2010-06-016  
(Office/Retail/Service Uses)

North	"C" – Planned Center District (Commercial Uses)	McKinney Pediatrics
	"PD" – Planned Development District Ordinance No. 2008-05-052 (Mini- Warehouse Uses)	Advantage Self Storage
South	"PD" – Planned Development District Ordinance No. 2004-09-091 and "AG" Agricultural District (Single Family Residential)	Creekview Estates Subdivision
East	"AG" Agricultural District (Single Family Residential)	Meadow Ranch Subdivision
West	"BG" – General Business District (Commercial Uses)	Undeveloped

**ACCESS/CIRCULATION:**

Adjacent Streets: Lake Forest Drive, 120' Right-of-Way, 4-lane Greenway Arterial  
(G4D)

Meadow Ranch Circle (Unimproved), 40' Right-of-Way, 2 Lane  
Residential Street

Discussion: The subject property will take direct access off of Lake Forest Drive at three locations, as shown on the approved access management plan (12-112AMP). Cross access between Lots 1 and 2 will also be provided.

**TREE PRESERVATION ORDINANCE:** The applicant will be responsible for complying with the Tree Preservation Ordinance and will also be responsible for applying for all necessary permits for any tree removal that is to occur on site.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Lake Forest Drive

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

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.

**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: Applicable (Ordinance No. 2008-10-173)

Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

Median Landscape Fees: Required along Lake Forest

Park Land Dedication Fees: Not Applicable

Pro-Rata: As determined by the City Engineer

**CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP):** The proposed request does not conflict with the Master Thoroughfare Plan.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no comments in support of or opposition to this request.

**ATTACHMENTS:**

- Standard Conditions for Preliminary-Final Plat Approval Checklist
- Maps
- Letter of Intent
- Proposed Preliminary-Final Plat

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**Action:**