

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner I

SUBJECT: Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of McKinney Growth III, for Approval of a Conveyance Plat for Lots 1-5, Block A, of the Lake Forest Crossing Addition, Being Fewer than 16 Acres, Located on the Southeast Corner of Highlands Drive and Lake Forest Drive

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

STAFF RECOMMENDATION: Staff recommends approval of the proposed conveyance plat with the following condition:

Prior to filing the plat for record:

1. The applicant revise the plat to provide the document number for the updated, approved Letter of Map Revision (LOMR).

APPLICATION SUBMITTAL DATE: April 14, 2013 (Original Application)
April 17, 2014 (Revised Submittal)
April 28, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide the subject property into five lots, Lot 1 (approximately 2.40 acres), Lot 2 (approximately 3.62 acres), Lot 3 (approximately 1.58 acres), Lot 4 (approximately 6.95 acres) and Lot 5 (approximately 0.69 acres), Block A, of the Lake Forest Crossing Addition, located on the southeast corner of Highlands Drive and Lake Forest Drive.

The approval of a conveyance plat authorizes the recordation and conveyance of the parcel(s) created thereon, but does not authorize any type of development on the property. The applicant and future owner(s) of the property remain obligated to comply with all provisions of the Subdivision Ordinance upon future development of the property including, but not limited to, all platting requirements, required public improvements, utility extensions, street improvements, right-of-way and easement dedications, and all other applicable requirements of the Subdivision Ordinance. The submission and approval of a conveyance plat does not vest any rights in the property.

PLATTING STATUS: The property is currently unplatted. The conveyance plat must be filed prior to the conveyance of any of the proposed lots. An associated preliminary-final plat (14-052PF) has also been submitted and is being considered concurrently by the Planning and Zoning Commission. Subsequent to the approval of the preliminary-final plat, a record plat or plats, must be approved prior to the commencement of any development activity on the subject property.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2014-01-001 (Commercial Uses)

North	"PD" – Planned Development District Ordinance No. 95-06-027 (Multiple Family Residential Uses)	Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 2000-09-066 (Commercial Uses)	Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 95-06-027 (Single Family Residential Uses)	Eldorado Subdivision Heights
West	"PD" – Planned Development District Ordinance No. 98-09-049 (Single Family Residential Uses)	Eldorado Subdivision Heights

ACCESS/CIRCULATION:

Adjacent Streets: Highlands Drive, 80' Right-of-Way, Collector
Lake Forest Drive, 120' Right-of-Way, Greenway Arterial
McKinney Ranch Parkway, 120' Right-of-Way, Major Arterial

Discussion: All proposed lots have frontage onto a street and/or indirect access via mutual access easements. The final location of all access points will be determined through the site plan and/or development platting process.

MISCELLANEOUS: Engineering has indicated that a Letter of Map Revision (LOMR) will be required to build a portion of the mutual access easement across the northern portion of proposed Lots 2 and 3. Once the LOMR has been approved, the associated document information will need to be provided on the plat, prior to filing the plat for record.

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

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Conveyance Plat