

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, Planning Manager

**FROM:** Eleana Galicia, Planner I

**SUBJECT:** Consider/Discuss/Act on a Preliminary-Final Plat for 148 Single Family Residential Lots, 84 Single Family Attached Lots, 2 Commercial Lots and 12 Common Areas (Lake Forest Phase I & II), Located on the southeast corner of McKinney Ranch Parkway and Lake Forest 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, which must be satisfied prior to filing a plat for record:

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

**APPLICATION SUBMITTAL DATE:** April 25, 2016 (Original Application)  
May 9, 2016 (Revised Submittal)  
June 8, 2016 (Revised Submittal)  
June 17, 2016 (Revised Submittal)  
June 28, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 101.42 acres into 148 single family detached residential lots, 84 single family attached residential lots, 2 commercial lots and 12 common areas.

**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.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“SF5” – Single Family Residential Uses (Single Family Residential Uses), and “TH” – Townhome Residential District (Single Family Attached Residential Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 1995-06-27 (Commercial Uses), and “PD” – Planned Development District Ordinance No. 2014-01-001 (Commercial Uses)	7-Eleven Convenience Store and Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2000-09-064 (Commercial Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2000-09-066 (Single Family Residential Uses), and “PD” – Planned Development District Ordinance No. 2000-09-065 (Single Family Residential Uses)	Windsor Park Subdivision and Avalon Subdivision
West	“PD” – Planned Development District Ordinance No. 20003-01-017 (Commercial Uses), “PD” – Planned Development District Ordinance No. 2012-09-044 (Single Family Residential Uses), “PD” – Planned Development District Ordinance No. 2002-05-038 (Commercial Uses), and “C1” – Neighborhood Commercial District	Undeveloped Land, Lake Forest Crossing Shopping Center, and Village Park North Subdivision

**ACCESS/CIRCULATION:**

Adjacent Streets:    Lake Forest Drive, 120’ Right-of-Way, Greenway Arterial  
                                         Collin-McKinney Parkway , 120’ Right-of-Way, Greenway Arterial  
                                         McKinney Ranch Parkway, 120’ Right-of-Way, Major Arterial

**TREE PRESERVATION ORDINANCE:** The applicant will be responsible for complying with the Tree Preservation Ordinance.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Lake Forest Drive, Collin-McKinney Parkway, and McKinney Ranch Parkway

Hike and Bike Trails: Required along Collin-McKinney Parkway

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.

**FEES:**

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees: Applicable

Park Land Dedication Fees: Applicable

Pro-Rata: As Determined by the City Engineer

**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
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat