

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, ACIP, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for 60 Single Family Residential Lots, 1 Commercial Lot, and 3 Common Areas, Located on the Southwest Corner of Bloomdale Road and Lake Forest Drive

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

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following condition, 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/Replat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: October 12, 2015 (Original Application)
October 27, 2015 (Revised Submittal)
November 2, 2015 (Revised Submittal)
November 5, 2015 (Revised Submittal)
November 11, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 20.16 acres into 60 single family residential lots, 1 commercial lot, and 3 common areas.

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat/replat, 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	“PD” – Planned Development District Ordinance No. 2004-02-014 (Retail Uses)	Undeveloped Land
North	City of McKinney Extraterritorial Jurisdiction (ETJ)	Single Family Homes
South	“PD” – Planned Development District Ordinance No. 2006-05-059 (Single Family Residential Uses)	Heatherwood Hills Subdivision
East	City of McKinney Extraterritorial Jurisdiction (ETJ)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2010-09-032 (Single Family Residential Uses)	Heatherwood Hills Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Bloomdale Road, 120’ Right-of-Way, Major Arterial

Lake Forest Drive, 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 Bloomdale Road and Lake Forest Drive, and as required per the Subdivision Ordinance

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.

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 along Bloomdale Road and Lake Forest Drive

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/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat