

**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, on Behalf of McKinney Growth III, for Approval of a Preliminary-Final Plat for Lots 1R – 5R, Block A, of the Heatherwood Hill Addition, Being Fewer than 16 Acres, Located on the Northeast 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:

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 show the previous lot information and filing information for the associated conveyance plat.
3. The applicant revise the plat to provide the document number for the updated, approved Letter of Map Revision (LOMR).

**APPLICATION SUBMITTAL DATE:** February 24, 2014 (Original Application)  
March 11, 2014 (Revised Submittal)  
April 28, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to plat the subject property for development as five lots, Lot 1R (approximately 2.40 acres), Lot 2R (approximately 3.62 acres), Lot 3R (approximately 1.58 acres), Lot 4R (approximately 6.95 acres) and Lot 5R (approximately 0.69 acres), Block A, of the Lake Forest Crossing Addition, located on the southeast corner of Highlands Drive and Lake Forest Drive. An associated site plan (13-224SP) for a self-storage facility on proposed Lot 2R is currently under Staff's review.

**PLATTING STATUS:** An associated conveyance plat (14-096CVP) is being considered concurrently by the Planning and Zoning Commission. 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 certificate of occupancy.

**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: Proposed Lot 1R will have direct access to McKinney Ranch Parkway; proposed Lot 2R will have access to Lake Forest Drive via a series of mutual access easements; proposed Lot 3R will have direct access to Lake Forest Drive; proposed Lot 4R will have direct access to Highlands Drive and/or Lake Forest Drive; and proposed Lot 5R will have direct access to Lake Forest Drive.

**TREE PRESERVATION ORDINANCE:** The applicant will be responsible for complying with the Tree Preservation Ordinance, and for submittal of a tree survey or tree preservation plan, as determined by the Arborist. The applicant 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 and Highlands Drive
- Hike and Bike Trails: Existing along McKinney Ranch Parkway
- 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. 2013-11-108)
- Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)
- Median Landscape Fees: Required along Lake Forest Drive and McKinney Ranch Parkway
- Park Land Dedication Fees: Not Applicable
- Pro-Rata: Not Applicable

**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 2R and 3R. 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.

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