



18-0062PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lot 6R, Block A, of Lake Forest Crossing Addition, Located at the Southeast Corner of Highlands Drive and South Lake Forest Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: February 13, 2018

DEPARTMENT: Planning

CONTACT: Danielle Quintanilla, Planner I
Samantha Pickett, AICP, Planning Manager
Brian Lockley, AICP, CPM, Director of Planning

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 conditions, which must be satisfied prior to filing the 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: November 16, 2017 (Original Application)
January 4, 2018 (Revised Submittal)
January 19, 2018 (Revised Submittal)
January 29, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to develop an approximately 1.76 acre tract of land for medical office uses.

The associated site plan (17-212SP) was approved by the Planning and Zoning Commission on September 26, 2017.

PLATTING STATUS: The subject property is currently conveyance platted as Lot 6,

Block A, of Lake Forest Crossing Addition. A record plat of the subject property, 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.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2014-01-001 (Office Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 95-06-27 (Multi-Family Residential Uses)	Winniford Park
South	"PD" - Planned Development District Ordinance No. 2014-01-001 (Commercial Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 95-06-27 (Single Family Residential Uses)	Eldorado Heights Subdivision
West	"PD" - Planned Development District Ordinance No. 98-09-49 (Single Family Residential Uses)	Eldorado Heights Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: S. Lake Forest Drive, 120' Right-of-Way, Greenway Arterial

Highlands Drive, 80' Right-of-Way, Local

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 City Arborist. The applicant will be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along S. Lake Forest Drive and Highlands 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 accompanying 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. 2017-02-021)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not 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.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)