



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 23-0132PP      **Name:** Highland Lakes Phase 5 Preliminary Plat  
**Type:** Agenda Item      **Status:** Regular Agenda Item  
**In control:** Planning & Zoning Commission  
**On agenda:** 7/11/2023      **Final action:**  
**Title:** Consider/Discuss/Act on a Preliminary Plat for Highland Lakes Phase 5, Located Approximately 960 Feet West of County Road 163 (Future Ridge Road) and on the North Side of Bloomdale Road  
**Indexes:**  
**Attachments:** 1. Standard Conditions Checklist, 2. Location Map and Aerial Exhibit, 3. Letter of Intent, 4. Proposed Preliminary Plat, 5. Conditions of Approval Summary

Date	Ver.	Action By	Action	Result
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Consider/Discuss/Act on a Preliminary Plat for Highland Lakes Phase 5, Located Approximately 960 Feet West of County Road 163 (Future Ridge Road) and on the North Side of Bloomdale Road

**COUNCIL GOAL:** Direction for Strategic and Economic Growth  
 (1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

**MEETING DATE:** July 11, 2023

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Bhumika Thakore, Planner I  
 Caitlyn Strickland, AICP, Planning Manager  
 Jennifer Arnold, AICP, Director of Planning

**APPLICATION SUBMITTAL DATE:** June 20, 2023 (Original Application)

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed Preliminary Plat with the following conditions:

1. The items currently marked as “not met” on the attached Conditions of Approval Summary be satisfied prior to issuing final plat approval; and
2. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary Plat Approval Checklist, attached.

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 135.599 acres into 270 single family residential lots and 6 common areas.

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed Preliminary Plat. To receive final approval of the Preliminary Plat, the applicant has the opportunity to make one resubmittal which addresses all items listed above.

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