

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

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

**FROM:** Eleana Galicia, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 754 Single Family Residential Lots, 2 Lots and 40 Common Areas (Trinity Falls, Planning Unit 3), Located on the Northeast Corner of County Road 228 (Trinity Falls Parkway) and County Road 206 (Trinity Falls Parkway)

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

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary-final replat 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 Replat Approval Checklist, attached.

**APPLICATION SUBMITTAL DATE:** September 28, 2015 (Original Application)  
October 15, 2015 (Revised Submittal)  
December 1, 2015 (Revised Submittal)  
January 27, 2016 (Revised Submittal)  
February 3, 2016 (Revised Submittal)  
February 11, 2016 (Revised Submittal)  
February 16, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 559.98 acres of land into 754 detached single family residential lots, 2 lots for nonresidential uses (future park and school), and 40 common areas.

**PLATTING STATUS:** The subject property is partially platted as Lot 1 and 2, Block A of the Trinity Falls North Addition, while the remainder is unplatted.

**ZONING:** The subject property and surrounding parcels are located within the City of McKinney Extraterritorial Jurisdiction (ETJ). The City of McKinney does not have zoning control over properties within the ETJ; however, a development agreement for the entire Trinity Falls development is in place which stipulates the applicable development

regulations. The proposed residential uses on the proposed plat are permitted on the property per the governing agreement. The subject property is surrounded by undeveloped land.

**ACCESS/CIRCULATION:**

Adjacent Streets: C.R. 206 (Future Trinity Falls Parkway), Ultimate 120' Right-of-Way, Major Arterial

C.R. 228 (Future Trinity Falls Parkway), Ultimate 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 per the Subdivision Ordinance

Hike and Bike Trails: Required per the associated Development Agreement

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: Not Applicable

Utility Impact Fees: Applicable in accordance with the approved Trinity Falls Development Agreement

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable; however park land obligations exist per the Trinity Falls Development Agreement.

Pro-Rata: Not Applicable

**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 Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation