

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Steven Duong, Planner I

SUBJECT: Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of CH-B Trinity Falls, L.P., for Approval of a Preliminary-Final Plat for 463 Single Family Residential Lots and 19 Common Areas (Trinity Falls Planning Unit 2), Being Fewer than 164 Acres, Located on the Southeast Corner of Future Trinity Falls Parkway (C.R. 206) and Wilmeth Road

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:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: March 24, 2014 (Original Application)
April 7, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 163.91 acres into 463 residential lots (Trinity Falls Planning Unit #2), located on the southeast corner of Future Trinity Falls Parkway (C.R. 206) and Wilmeth Road.

PLATTING STATUS: The subject property is currently unplatted. 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 building permit.

SURROUNDING ZONING AND LAND USES: 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, Ultimate 120' Right-of-Way, 4-Lane Greenway Arterial and 6-Lane Major Arterial

Future Trinity Falls Parkway, Ultimate 120' Right-of-Way, 4-Lane Greenway Arterial

Discussion: The subject property will have access to Trinity Falls Parkway along the northern and western sides of the property. The proposed plat also features a collector roadway with a number of local residential streets providing circulation throughout the proposed residential neighborhoods.

TREE PRESERVATION ORDINANCE: Because the subject property is located within the City of McKinney's ETJ and not within the City's limits, the applicant will not be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: Required per the Subdivision Ordinance

Hike and Bike Trails: Required per the Development Agreement

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.

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. Construction of Park Area 2 must commence not later than 30 days after the completion and acceptance of

the adjacent sections of the north half of Trinity Falls Parkway.

Pro-Rata: Not Applicable

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