

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, 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 527 Single Family Residential Lots and 17 Common Areas (Trinity Falls Planning Unit #1), Being Fewer than 188 Acres, Located on the Northwest Corner of F.M. 543 (Weston Road) and C.R. 206 (Future Trinity Falls Parkway)

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.

Prior to filing the plat for record:

2. The applicant revise the title block to label "Open Spaces" as "Common Areas".
3. The applicant revise the plat to include a note regarding dedication, ownership, and maintenance of common areas by a homeowners' association.
4. The applicant revise the plat to list the area of the park in acres.

APPLICATION SUBMITTAL DATE: August 12, 2013 (Original Application)
August 26, 2013 (Revised Submittal)
August 28, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 187.86 acres into 527 single family residential lots (Trinity Falls Planning Unit #1), located on the northwest corner of F.M. 543 (Weston Road) and Future Trinity Falls Parkway.

A preliminary-final plat for the subject property had been previously approved (13-034PF); however, due to the applicant's desire to include two additional lots within the subdivision, the applicant is requesting approval of a revised preliminary-final plat.

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, school, utility, and park uses on the proposed plat are permitted on the property per the governing agreement. The subject property is surrounded by undeveloped land and farm and ranch single family uses to the north, east, and south, while there is undeveloped land and an electric substation located to the west of the subject property.

ACCESS/CIRCULATION:

Adjacent Streets: F.M. 543 (Weston Road), Future 120' Right-of-Way, 6-Lane Major Arterial

C.R. 206 (Future Trinity Falls Parkway), Variable Width Right-of-Way, 4-Lane Greenway Arterial

Discussion: The subject property currently has access via F.M. 543 (Weston Road) from the south. At the time when the subject property is developed, Trinity Falls Parkway will be extended along the eastern side of the subject property and provide access from the east. The proposed plat also features a number of future collector roadways to provide circulation throughout the proposed residential neighborhoods. The Engineering Department has reviewed the location of the future elementary school site with respect to its proximity to a major arterial roadway. Engineering has requested that the developer reconsider this location and place the school at a more appropriate location internal to the development.

PUBLIC IMPROVEMENTS:

Sidewalks: Required per the Subdivision Ordinance

Hike and Bike Trails: 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 associated plat, unless otherwise specified in an approved facilities agreement.

FEES:

Roadway Impact Fees: Not Applicable

Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable; however, park land obligations exist per the 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 Plat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat