

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Samantha Gleinser, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Engineering Concepts & Design, L.P., on Behalf of Creekview Landing Development, Inc., for Approval of a Preliminary-Final Replat for Lot 11, Block B, of the Creekview Landing Addition, Being Fewer than 4 Acres, Located on the North Side of Creekview Landing Drive and Approximately 70 Feet East of F.M. 1827 (New Hope Road)

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

---

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary-final replat with the following conditions:

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

Prior to filing the plat for record:

2. The applicant revise the plat to provide the filing information for all property lines and easements within 200 feet of the subject property.

**APPLICATION SUBMITTAL DATE:** June 24, 2013 (Original Application)  
July 23, 2013 (Revised Submittal)  
July 26, 2013 (Revised Submittal)  
August 28, 2013 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to replat two common areas, approximately 3.81 acres, into one single family residential lot within the Creekview Landing subdivision. Because the subject property is located within the City of McKinney's Extraterritorial Jurisdiction (ETJ), the regulations of the Zoning Ordinance do not apply to the subject property but the regulations of the Subdivision Ordinance do apply.

In February of 2007, a preliminary-final plat (06-520PF) subdividing the parent tract into 55 single family lots was approved by City Council with variances, including the subject property. The original preliminary-final plat showed the subject property as two single family residential lots, but was recorded as two common areas. The applicant is now requesting to replat the two common areas into one single family residential lot. Because the original preliminary-final plat approved variances for the subject property, and the addition of a new single family lot will not increase the total number of lots approved by City Council, it is not necessary for the subject property to request those variances again.

**PLATTING STATUS:** The subject property is currently platted as Common Areas B-1 and B-2, Block B, of the Creekview Landing Addition. Subsequent to the approval of the preliminary-final replat, a record plat, 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. Per the Subdivision Ordinance, all recorded features (including property lines and existing easements of adjacent subdivisions) within 200 feet of the subject property must be labeled with the associated filing information. As such, the applicant should revise the plat to show the filing information for the adjacent property lines and easements.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: Unzoned – “ETJ” – Extraterritorial Jurisdiction

North	“ETJ” – Extraterritorial Jurisdiction (Single Family Residential Uses)	Windmill Subdivision	Estates
South	“ETJ” – Extraterritorial Jurisdiction (Single Family Residential Uses)	Creekview Subdivision	Landing
East	“ETJ” – Extraterritorial Jurisdiction (Single Family Residential Uses)	Creekview Subdivision	Landing
West	“ETJ” – Extraterritorial Jurisdiction (Single Family Residential Uses)	Creekview Subdivision	Landing

**ACCESS/CIRCULATION:**

Adjacent Streets: Creekview Landing Drive, 60’ Right-of-Way, Collector

Discussion: The proposed lot will have access via Creekview Landing Drive.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Not Required

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 associated plat, unless otherwise specified in an approved facilities agreement.

**FEES:**

Roadway Impact Fees: Not Applicable (Ordinance No. 2008-10-173)

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

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: Not Applicable

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received one phone call in 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