

**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 Shaddock Developers, Ltd., on Behalf of MVC Investments, Ltd., for Approval of a Preliminary-Final Replat for 48 Single Family Residential Lots and 6 Common Areas (Enclave at Hidden Creek), Being Fewer than 4 Acres, Located Approximately 1,600 Feet North of Eldorado Parkway and on the East Side of Orchid Drive

**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:

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 remove the building setback lines shown on the plat.
3. The applicant revise the plat to show the wall maintenance easement along the creek, to be maintained by the H.O.A., subject to review and approval by the City Engineer.
4. The applicant provide an engineering analysis and stability study for floodplain reclamation and reconstruction of the creek (necessary due to roadway construction), subject to review and approval by the City Engineer.
5. The applicant revise the plat to correctly label the limits of the Perimeter Tree Zone, adjacent to the northern property line, subject to the review and approval of the City's Landscape Architect.

**APPLICATION SUBMITTAL DATE:** March 25, 2013 (Original Application)  
April 8, 2013 (Revised Submittal)  
April 10, 2013 (Revised Submittal)

April 29, 2013 (Revised Submittal)  
May 9, 2013 (Revised Submittal)  
May 15, 2013 (Revised Submittal)  
June 6, 2013 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 14.09 acres into 48 residential lots and 6 common areas, located approximately 1,600 feet north of Eldorado Parkway and on the east side of Orchid Drive.

This item was tabled at the May 14, 2013 Planning and Zoning Commission meeting per the applicant's request.

On May 28, 2013, this item was brought before the Planning and Zoning Commission and approved. Since that time the applicant has approached Staff and expressed a desire to revise the layout of the lots on the subject property. The applicant has proposed orienting the front yards of Block B towards the north, so that the homes along Perkins Lane will now face each other. The common area in Block B will now run along King's Hollow Lane with the rear yards facing the creek to the south. Staff felt that the proposed change from the approved layout was significant enough to warrant a return to the Planning and Zoning Commission for approval. The proposed modifications conform to the requirements of the governing zoning district and the Subdivision Ordinance thus Staff recommends approval of the proposed modifications.

**PLATTING STATUS:** The subject property is currently platted as Lot 2, Block A of the Highlands Addition.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: "PD" – Planned Development District Ordinance No. 96-12-061 (Single Family Residential Uses) and "PD" – Planned Development Ordinance No. 99-02-024 (Single Family Residential Uses)

North	"PD" – Planned Development District Ordinance No. 96-04-015 (Single Family Residential Uses)	Hidden Subdivision	Creek
South	"PD" – Planned Development District Ordinance No. 96-12-061 (Single Family Residential Uses) and "PD" – Planned Development Ordinance No. 99-02-024 (Single Family Residential Uses)	McKinney Bible Church	Fellowship
East	"PD" – Planned Development District Ordinance No. 96-04-015 (Single Family Residential Uses)	Hidden Subdivision	Creek



**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:**

- Planning and Zoning Commission Meeting Minutes – May 28, 2013
- Planning and Zoning Commission Meeting Minutes – May 14, 2013
- Standard Conditions for Preliminary-Final Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation