



18-0117PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for 241 Single Family Residential Lots and 37 Common Areas (Trinity Falls Planning Unit 3, Phase 4), Located on the Northeast Corner of Trinity Falls Parkway and County Road 206

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: August 21, 2018

DEPARTMENT: Planning

CONTACT: Melissa Spriegel, AICP, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Interim Director of Planning

APPROVAL PROCESS: The City Council 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 variance request:

1. The applicant receive approval of a variance to Section 142-99 (Lots) of the Subdivision Ordinance to waive the requirement for Lots 53-62, Block G to front on a public street.

Prior to filing the plat for record, the following conditions must be satisfied:

2. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Replat Approval Checklist, attached.
3. The applicant receive a variance request to the fire code requirements, subject to review and approval of the Fire Marshal's Office.
4. The applicant revise the plat to provide filing information for all adjacent lots,

off-site easements and easements by separate instrument.

APPLICATION SUBMITTAL DATE: March 16, 2018 (Original Application)
April 24, 2018 (Revised Submittal)
May 30, 2018 (Revised Submittal)
July 11, 2018 (Revised Submittal)
July 23, 2018 (Revised Submittal)
July 31, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 53.34 acres into 241 single family residential lots and 37 common areas. The applicant has indicated that lots will be used to construct a single family subdivision.

Under the requirements of Section 142-99 (Lots) of the Subdivision Ordinance, all single family lots are required to have frontage on a public street. The applicant is requesting a variance from this requirement to allow for ten lots (Lots 53-62, Block G) to front on a common area. The variance request is described in further detail below.

Preliminary-final plats can typically be approved by the Planning and Zoning Commission; however, the plat must be considered by the City Council, as only City Council may grant variances to the Subdivision Ordinance.

PLATTING STATUS: The subject property is currently platted as a portion of Lot 2, Block A of the Trinity Falls North Addition. In order to subdivide the subject property as proposed by the applicant, a variance to the requirements of the Subdivision Ordinance is needed. The necessary variance is indicated below:

1. Approval of a variance to Section 142-99 (Lots) of the Subdivision Ordinance to waive the requirement for Lots 53-62, Block G to front on a public street.

The City Council has the authority to grant variances as outlined in the Subdivision Ordinance such as, when there are special circumstances or conditions affecting the property in question, enforcement would deprive the applicant of a substantial property right, or that the variance, if granted, will not be detrimental to the public welfare. Pecuniary interests standing alone shall not be justification for granting a variance.

VARIANCE REQUEST: Under the requirements of Section 142-99 (Lots) of the Subdivision Ordinance, all single family lots are required to have frontage on a public street. The applicant is requesting to allow ten lots (Lots 53-62, Block G) to front onto a common area (CA G-3). Access to the lots will be provided in the rear via an alley. The applicant has met all other requirements of the Subdivision Ordinance, as such Staff recommends approval of the proposed preliminary-final plat.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
----------	---------------------------------------	-------------------

Subject Property	City of McKinney Extra Territorial Jurisdiction (ETJ)	Undeveloped Land
North	City of McKinney Extra Territorial Jurisdiction (ETJ)	Trinity Falls Planning Unit 3 Phase 1 Subdivision and Undeveloped Land
South	City of McKinney Extra Territorial Jurisdiction (ETJ)	Trinity Falls Planning Unit 2 Phase 2 Subdivision
East	City of McKinney Extra Territorial Jurisdiction (ETJ)	Trinity Falls Planning Unit 3 Phases 1A and 1B Subdivisions
West	City of McKinney Extra Territorial Jurisdiction (ETJ)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Trinity Falls Parkway, Variable Width Right-of-Way, Greenway Arterial County Road 206, Variable Width Right-of-Way, Local

PUBLIC IMPROVEMENTS:

Sidewalks: As required per the Subdivision Ordinance
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 accompanying 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, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

FEES:

Roadway Impact Fees: Not Applicable per Development Agreement
Utility Impact Fees: Not Applicable per Development Agreement
Median Landscape Fees: Not Applicable
Park Land Dedication Fees: Not Applicable
Pro-Rata: As determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed preliminary-final plat.

SUPPORTING MATERIALS:

[18-0117PF Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[18-0117PF Proposed Preliminary-Final Plat](#)