



21-0029PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Trinity Falls Planning Unit 7 Phase 7, Located Approximately 2,000 Feet West of Trinity Falls Parkway and Approximately 1,200 Feet North Olympic Crossing (County Road 228)

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: April 13, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Gibbon, Planner II
Caitlyn Strickland, Planning Manager
Jennifer Arnold, AICP, Director of Planning

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

1. The items currently marked as “not met” on the attached Conditions of Approval Summary be satisfied prior to issuing final plat approval; and
2. The applicant satisfy the conditions as shown on the attached Standard Conditions of Approval for Preliminary-Final Plats Checklist prior to the issuance of any necessary permits.

In order to receive final approval of the plat, the applicant has the opportunity to make one resubmittal which corrects the items currently not in conformance for plat approval.

ITEM SUMMARY: The applicant is proposing to subdivide approximately 22.29 acres into 75 single family residential lots and 10 common areas.

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.

APPLICATION SUBMITTAL DATE: March 16, 2021 (Original Application)

APPROVAL PROCESS: The Planning and Zoning Commission will be the final approval authority for the proposed preliminary-final plat.

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:

[Standards Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)

[Conditions of Approval Summary](#)