



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

<b>File #:</b>	16-295PF	<b>Name:</b>	Spicewood at Craig Ranch Phase 2 Preliminary-Final Plat
<b>Type:</b>	Agenda Item	<b>Status:</b>	Approved
		<b>In control:</b>	Planning & Zoning Commission
<b>On agenda:</b>	10/25/2016	<b>Final action:</b>	10/25/2016
<b>Title:</b>	Consider/Discuss/Act on a Preliminary-Final Plat for 62 Single Family Residential Lots and 4 Common Areas (Spicewood at Craig Ranch, Phase 2), Located at the Northwest Corner of Van Tuyl Parkway and Meyer Way		
<b>Indexes:</b>			
<b>Attachments:</b>	1. PZ Report, 2. Standard Conditions Checklist, 3. Location Map and Aerial Exhibit, 4. Letter of Intent, 5. Proposed Preliminary-Final Plat		

Date	Ver.	Action By	Action	Result
10/25/2016	2	Planning & Zoning Commission	Approved	Pass

Consider/Discuss/Act on a Preliminary-Final Plat for 62 Single Family Residential Lots and 4 Common Areas (Spicewood at Craig Ranch, Phase 2), Located at the Northwest Corner of Van Tuyl Parkway and Meyer Way

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** October 25, 2016

**DEPARTMENT:** Planning

**CONTACT:** Matt Robinson, AICP, Planning Manager  
Melissa Spriegel, Planner I

**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, which must be satisfied prior to filing a plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.
2. The applicant revise the plat to combine the Owner's Certificates.

**APPLICATION SUBMITTAL DATE:** September 26, 2016 (Original Application)  
October 10, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 6.87 acres into 62 lots and 4 common area for single family residential uses.

The subject property was previously included in a preliminary-final plat for the entirety of the

Spicewood subdivision (14-321PF); however, the applicant has revised this portion of the plat to add additional lots and as such, must receive approval from the Planning and Zoning Commission.