



CITY OF MCKINNEY, TEXAS

Legislation Details (With Text)

File #: 14-321PF2 **Name:** Spicewood at Craig Ranch
Type: Agenda Item **Status:** Approved
In control: City Council Regular Meeting
On agenda: 3/3/2015 **Final action:** 3/3/2015
Title: Consider/Discuss/Act on a Preliminary-Final Plat for 193 Single Family Residential Lots and 12 Common Areas (Spicewood @ Craig Ranch), Located on the Southwest Corner of Collin McKinney Parkway and Meyer Way

Indexes:

Attachments: 1. CC 2.03.15 Minutes, 2. Staff Report, 3. Standard Conditions Checklist, 4. Location Map & Aerial Exhibit, 5. Letter of Intent, 6. Proposed Preliminary-Final Plat, 7. Proposed Common Area Plan, 8. Parking Exhibit, 9. PowerPoint Presentation

Date	Ver.	Action By	Action	Result
3/3/2015	1	City Council Regular Meeting	Approved	Pass

Consider/Discuss/Act on a Preliminary-Final Plat for 193 Single Family Residential Lots and 12 Common Areas (Spicewood @ Craig Ranch), Located on the Southwest Corner of Collin McKinney Parkway and Meyer Way

MEETING DATE: March 3, 2015

DEPARTMENT: Planning

CONTACT: Michael Quint, Director of Planning
Matt Robinson, AICP, Planning Manager

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the proposed preliminary-final plat and associated variance, in addition to the following condition:
 1. Approval of a variance to Section 142-99 (Lots) of the Subdivision Ordinance waiving the requirement that all single family lots have frontage on a public street.

Prior to filing the plat for record:

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

ITEM SUMMARY:

- The applicant is proposing to subdivide approximately 22.32 acres into 193 lots for single family detached residential use, and 12 common areas.

- The subject property is currently unplatted and the applicant is proposing to subdivide the property for single family detached residences. To achieve this, the applicant is required to make each lot have frontage on a public street, or gain approval by City Council via a variance to the Subdivision Ordinance to not require each lot have public street frontage. The applicant is proposing for 10 lots to front onto a common area that is planned to include sidewalks, landscaping, and a seating area (see attached Common Area Plan).
- Preliminary-final plats are typically considered by the Planning and Zoning Commission. This preliminary-final plat has bypassed the Planning and Zoning Commission and is being considered by the City Council instead because the applicant has requested a variance to the requirements of the Subdivision Ordinance. Per the Subdivision Ordinance, only the City Council can grant a variance.
- At the February 3, 2015 City Council Regular meeting, the Council voted 7-0-0 to table the Preliminary-Final Plat to the March 3, 2015 City Council Regular meeting in order to give the applicant time to address emergency access issues.

BACKGROUND INFORMATION:

- Please see attached City Council Staff Report

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- This item was not heard by the Planning and Zoning Commission as the requested variance to the Subdivision Ordinance must receive City Council approval.