



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 21-0019PF2      **Name:** Trinity Falls PU8 East Preliminary-Final Plat  
**Type:** Agenda Item      **Status:** Consent Item  
**In control:** Planning & Zoning Commission  
**On agenda:** 5/11/2021      **Final action:**  
**Title:** Consider/Discuss/Act on a Preliminary-Final Plat for Trinity Falls Planning Unit 8 East, Located on the Northeast Corner of Olympic Crossing (County Road 228) and County Road 227 (Future Hardin Boulevard)

**Indexes:**

**Attachments:** 1. Standard Conditions Checklist, 2. Location Map and Aerial Exhibit, 3. Letter of Intent, 4. Proposed Preliminary-Final Plat, 5. Conditions of Approval Summary

Date	Ver.	Action By	Action	Result
5/11/2021	1	Planning & Zoning Commission	Approved	Pass

Consider/Discuss/Act on a Preliminary-Final Plat for Trinity Falls Planning Unit 8 East, Located on the Northeast Corner of Olympic Crossing (County Road 228) and County Road 227 (Future Hardin Boulevard)

**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:** May 11, 2021

**DEPARTMENT:** Development Services - Planning Department

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

**APPLICATION SUBMITTAL DATE:** March 1, 2021 (Original Application)  
April 30, 2021 (Revised Submittal)

**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 approval.
2. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached, prior to the issuance of any necessary permits.

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 58.48 acres into 246 single

family residential lots and 21 common areas.

The proposed plat was previously considered for disapproval at the March 23, 2021 Planning and Zoning Commission meeting. Since that time, the applicant has worked with staff to address the noted plat deficiencies and staff is now recommending approval with conditions of the proposed preliminary-final plat.

Per the provisions of the City's Subdivision Ordinance, the proposed plat shall satisfy all requirements for a preliminary-final plat. Items currently not satisfied for the proposed preliminary-final plat are shown on the attachment to this report titled "Conditions of Approval Summary."

**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.