



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

<b>File #:</b>	23-0126FP	<b>Name:</b>	Trinity Falls PU6 PH1 Final Plat
<b>Type:</b>	Agenda Item	<b>Status:</b>	Regular Agenda Item
		<b>In control:</b>	Planning & Zoning Commission
<b>On agenda:</b>	7/11/2023	<b>Final action:</b>	
<b>Title:</b>	Consider/Discuss/Act on a Final Plat for Trinity Falls Planning Unit 6 Phase 1 Addition, Located West of Trinity Falls Parkway and Approximately 2,760 Feet South of County Road 281.		
<b>Indexes:</b>			
<b>Attachments:</b>	1. Standard Conditions Checklist, 2. Location Map and Aerial Exhibit, 3. Letter of Intent, 4. Proposed Final Plat, 5. Conditions of Approval Summary		

Date	Ver.	Action By	Action	Result
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Consider/Discuss/Act on a Final Plat for Trinity Falls Planning Unit 6 Phase 1 Addition, Located West of Trinity Falls Parkway and Approximately 2,760 Feet South of County Road 281.

**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:** July 11, 2023

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Araceli Botello, Planner I  
Caitlyn Strickland, Planning Manager  
Jennifer Arnold, AICP, Director of Planning

**APPLICATION SUBMITTAL DATE:** June 12, 2023 (Original Application)

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed 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 Standard Conditions for Final Plat Approval Checklist, attached.

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 37.841 acres into 114 lots and 7 common areas.

Per the provisions of the City's Subdivision Ordinance, the proposed plat shall satisfy all

requirements for Final Plat. Items currently not satisfied for the proposed Final Plat are shown on the attachment to this report titled "Conditions of Approval Summary."

**APPROVAL PROCESS:** The Planning and Zoning Commission is the approval authority for the proposed plat. To receive final approval of the plat, the applicant has the opportunity to make one resubmittal which addresses all items listed above.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff have not received any comments either in opposition to or in support of the proposed Final Plat.