



**20-0076PF**

**TITLE:** Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R, 2R and Lots 3-7, Block A of the Hardin Crossing Addition, Located on the Southwest corner of Virginia Parkway and South 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:** July 7, 2020

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Kaitlin Gibbon, Planner I

**RECOMMENDED CITY COUNCIL ACTION:** 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 2 lots into 7 lots for commercial uses.

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:** June 8, 2020 (Original Application)

**APPROVAL PROCESS:** City Council is the final approval authority for the proposed 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:**

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)

[Conditions of Approval Summary](#)