



19-0179PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Erwin Farms Phase 4, Located in the ETJ of McKinney Approximately 1,900 Feet West of County Road 943 and on the South Side of County Road 164 (Future Bloomdale Road)

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: October 22, 2019

DEPARTMENT: Development Services - Planning Department

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

APPLICATION SUBMITTAL DATE: September 30, 2019 (Original Application)

STAFF RECOMMENDATION: Staff recommends disapproval of the proposed preliminary-final plat due to lack of conformance with the Engineering Design Manual requirements. Explanations for the disapproval are shown on the attached Preliminary-Final Plat Checklist.

In order to receive final approval of the plat, the applicant has the opportunity to make one resubmittal that corrects all items on the Preliminary-Final Plat Checklist and satisfies the conditions shown on the Standard Conditions Checklist.

ITEM SUMMARY: The applicant is proposing to subdivide approximately 28.26 acres into 103 lots and 5 common areas for single family residential uses.

Per the provisions of the City's Subdivision Ordinance, the proposed plat has not satisfied the following requirements for a preliminary-final plat as shown on the attachment to this report called "Preliminary-Final Plat Checklist."

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](#)

[Preliminary-Final Plat Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)