



19-0196PFR

TITLE: Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R and Lots 2-7, Block C of McKinney Industrial Park No. 2, Located Approximately 1,160 Feet North of Harry McKillop Boulevard (FM 546) and on the East Side of Couch Drive

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: November 12, 2019

DEPARTMENT: Development Services - Planning Department

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

APPLICATION SUBMITTAL DATE: October 21, 2019 (Original Application)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final replat with the following conditions:

1. The items currently marked as "not met" on the attached Conditions of Approval Checklist be satisfied prior to issuing final plat approval; and
2. The applicant satisfy the conditions as shown on the attached Standard Conditions for Preliminary-Final Replat Approval Checklist prior to the issuance of any development permits or building permits.

In order to receive final approval of the plat, the applicant has the opportunity to make one resubmittal which corrects all items on the Conditions of Approval Checklist.

ITEM SUMMARY: The applicant is proposing to subdivide approximately 13.05 acres into 7 lots for commercial uses. The subject property is currently platted as Lot 1, Block C, McKinney Industrial Park No. 2.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed preliminary-final replat.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)
[Conditions of Approval Checklist](#)
[Standard Conditions Checklist](#)