



19-0238PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 & 2, Block A, James Gang Estates, Located in the ETJ of McKinney on the South Side of County Road 413 and 830 Feet East of Farm Road 2933 (Milrany Lane)

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: January 21, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
David Soto, Planner I

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

STAFF RECOMMENDATION: Staff recommends disapproval of the proposed preliminary final plat due to its lack of conformance with the Subdivision Ordinance.

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. Subsequent to receiving approval of the preliminary-final plat, the applicant shall also be required to meet the conditions as shown on the attached "Standard Conditions for Preliminary-Final Plat Approval Checklist" prior to the issuance of any permits.

ITEM SUMMARY:

- The applicant is proposing to plat two lots (approximately 3.357 acres) for development in the City of McKinney's Extraterritorial Jurisdiction (ETJ). Since the subject property is located within the City's ETJ, the regulations of the Zoning Ordinance do not apply to the subject property; however, regulations of the Subdivision Ordinance do apply.
- 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 plat are shown on the attachment to this report titled

“Explanations for Disapproval Summary.”

- The applicant has expressed a desire to seek several variances to the City’s Subdivision requirements by entering into a Facilities Agreement with the City, which is common for properties within the City’s ETJ. However, City Staff does not yet have enough information to consider these variance requests and therefore is unable to recommend approval of the proposed plat.

APPROVAL PROCESS:

- The Planning and Zoning Commission or City Council will be the final approval authority for the proposed preliminary final plat, pending the date of plat resubmission and potential variances requested.

OPPOSITION TO OR SUPPORT OF REQUEST:

Staff has received no comments in support of or opposition to this request.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary Final Plat](#)

[Standard Conditions Checklist](#)

[Explanation for Disapproval Checklist](#)