



20-0075PF

**TITLE:** Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-3, Block A of Luxe Addition, Located in the ETJ of McKinney, Approximately 1,100 Feet West of Trinity Falls Parkway and on the South Side of Weston Road (FM 543)

**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 disapproval of the proposed preliminary-final plat due to its lack of conformance with the Subdivision Ordinance and the Engineering Design Manual.

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 the approval of the preliminary final plat and prior to issuing permits, the applicant shall satisfy the conditions shown on the standard conditions checklist.

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 170.78 acres into 3 lots for multi-family residential uses.

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 preliminary-final plat are shown on the attachment to this report titled "Explanations for Disapproval Summary."

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:** The Planning and Zoning Commission or City Council will be the final approval authority for the proposed plat, pending the date of plat resubmittal.

**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](#)

[Explanation for Disapproval Summary](#)