



20-0084PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A of Children's Lighthouse Olympic Crossing, Located in the ETJ of McKinney, Approximately 500 Feet West of Trinity Falls Parkway (County Road No. 206) and on the South Side of Olympic Crossing (County Road No. 228)

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 28, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Danielle R. Mathews, AICP, Planner II
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: June 29, 2020 (Original Application)

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. 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 proposes to replat Lot 1, Block A, of Trinity Falls Planning Unit 7 Commercial Addition into Lot 1, Block A, of Children's Lighthouse Olympic Crossing (approximately 1.807 acres). The applicant has indicated that the lot

will be used to construct a day care.

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 "Conditions of Approval 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.

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](#)

[Conditions of Approval Summary](#)