



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

<b>File #:</b>	23-0157FP	<b>Name:</b>	Parcel 601-603 Addition Final Plat
<b>Type:</b>	Agenda Item	<b>Status:</b>	Regular Agenda Item
		<b>In control:</b>	Planning & Zoning Commission
<b>On agenda:</b>	8/22/2023	<b>Final action:</b>	
<b>Title:</b>	Consider/Discuss/Act on a Final Plat for Lots 1R1, 1R2, 1R3, and 1R4, Block A of the Parcel 601-603 Addition, Located on the South Side of U.S. Highway 380 (University Drive) and Approximately 440 Feet East of North Custer Road.		
<b>Indexes:</b>			
<b>Attachments:</b>	1. Standard Conditions Checklist, 2. Location Map and Aerial Exhibit, 3. Letter of Intent, 4. Proposed Final Plat, 5. Conditions of Approval Summary		

Date	Ver.	Action By	Action	Result
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Consider/Discuss/Act on a Final Plat for Lots 1R1, 1R2, 1R3, and 1R4, Block A of the Parcel 601-603 Addition, Located on the South Side of U.S. Highway 380 (University Drive) and Approximately 440 Feet East of North Custer 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:** August 22, 2023

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Roderick Palmer, Planner II  
Caitlyn Strickland, AICP, Planning Manager  
Jennifer Arnold, AICP, Director of Planning

**APPLICATION SUBMITTAL DATE:** July 24, 2023 (Original Application)

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed Final plat with the following conditions, which must be satisfied prior to filing the plat for record:

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 Standard Conditions for Final Plat Approval Checklist, attached.

**ITEM SUMMARY:** The applicant is proposing to subdivide 51.453 acres into 4 lots, Lot 1R1 (approximately 26.038 acres), Lot 1R2 (approximately 18.283 acres), Lot 1R3 (approximately 1.778

acres), and Lot 1R4 (approximately 5.353 acres). The applicant has indicated the lots will be used to construct a mixed-use development.

Per the provisions of the City's Subdivision Ordinance, the proposed plat shall satisfy all requirements for a Final Plat. Items currently not satisfied for the proposed Final Plat are shown on the attachment to this report titled "Conditions of Approval Summary."

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed Final plat. To receive final approval of the plat, the applicant has the opportunity to make one resubmittal which addresses all item listed above.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no comments in support of or opposition to this request.