



**23-0105PP**

**TITLE:** Consider/Discuss/Act on a Preliminary Plat for Lot 1, Block 1 U.S. 380 and New Hope Commercial, Located on the Northwest Corner of U.S. Highway 380 (East University Drive) and F.M. 1827 (New Hope 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:** June 06, 2023

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Caitlyn Strickland, Planning Manager  
Bhumika Thakore, Planner I

**APPLICATION SUBMITTAL DATE:** May 08, 2023 (Original Application)

**RECOMMENDED CITY COUNCIL ACTION:** Staff recommends disapproval of the proposed Preliminary Plat due to the lack of conformance with the Engineering Design Manual requirements and the Subdivision Ordinance of the Unified Development Code.

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

**ITEM SUMMARY:** The applicant is proposing to plat approximately 4.70 acres into Lot 1, Block 1. The applicant has indicated that the lot will be used for commercial uses.

**APPROVAL PROCESS:** The Planning and Zoning Commission or City Council will be the final approval authority for the proposed Preliminary plat, pending the date of plat resubmission. 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 Plat and prior to issuing permits, the applicant shall satisfy the conditions shown on the standard conditions

checklist.

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

**SUPPORTING MATERIALS:**

[Standard Conditions Checklist](#)

[Location Map & Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary Plat](#)

[Explanation for Disapproval Summary](#)