



**23-0108FP**

**TITLE:** Consider/Discuss/Act on a Final Plat for Lot 1R, Lot 2, Lot 3 & Lot 4, Block A, of the Parcel 813A - Phase II Addition, Located on the South Side of Eldorado Parkway and approximately 1,100 feet East of 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:** June 13, 2023

**DEPARTMENT:** Development Services - Planning Department

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

**APPLICATION SUBMITTAL DATE:** May 15, 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 approximately 4.576 acres into 4 lots for commercial 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 items listed above.

**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 and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Final Plat](#)

[Conditions of Approval Summary](#)