



**21-0184PF**

**TITLE:** Consider/Discuss/Act on a Preliminary-Final Plat for Lots 4-6, Block D of the McKinney Industrial Park No. 3 Addition, Located on the Northeast Corner of Harry McKillop Boulevard and Couch Drive

**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:** November 16, 2021

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Caitlyn Strickland, Planning Manager  
Jake Bennett, Planner I

**APPLICATION SUBMITTAL DATE:** October 25, 2021 (Original Application)

**RECOMMENDED CITY COUNCIL ACTION:** Staff recommends approval of the proposed preliminary-final plat with the following condition(s), 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 Preliminary-Final Plat Approval Checklist, attached.

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 35.98 acres into 3 lots, Lot 4 (approximately 14.92 acres), Lot 5 (approximately 11.73 acres), and Lot 6 (approximately 9.33 acres). The applicant has indicated that lots will be used to construct industrial buildings.

**APPROVAL PROCESS:** The City Council is the final approval authority for the proposed plat. 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 for plat approval.

**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](#)