



**21-0045PFR**

**TITLE:** Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1-6, Block A, of the Morris Manors Subdivision, Located on the Southwest Corner of Lee Street and South Morris Street

**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:** April 27, 2021

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Caitlyn Strickland, Planning Manager  
Jennifer Arnold, AICP, Director of Planning

**APPLICATION SUBMITTAL DATE:** March 29, 2021 (Original Application)

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary - final replat with the following conditions, which must be satisfied prior to filing a 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 attached Standard Conditions of Approval for Preliminary-Final Replats 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 for plat approval

**ITEM SUMMARY:**

- The applicant is proposing to subdivide 1.56 acres into 6 lots for single family residential uses.

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval

authority for the proposed plat.

Subsequent to the approval of the preliminary-final replat, 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.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has not received any comments either in opposition to or in support of the proposed preliminary-final replat.

**SUPPORTING MATERIALS:**

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Replat](#)

[Conditions of Approval Summary](#)