



22-0076PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Riata McKinney Addition, Located in the ETJ of McKinney, Approximately 2,000 Feet West of County Road 161 and on the North Side of County Road 124

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 7, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, Planning Manager
Kaitlin Sheffield, Planner II

APPLICATION SUBMITTAL DATE: May 9, 2022 (Original Application)

RECOMMENDED CITY COUNCIL ACTION: Staff recommends disapproval of the proposed preliminary-final plat due to its lack of conformance with the requirements of the Engineering Design Manual.

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-final plat and prior to issuing permits, the applicant shall satisfy the conditions shown on the standard conditions checklist

ITEM SUMMARY: The applicant is proposing to plat one lot (approximately 29.7 acres) for development in the City of McKinney's Extraterritorial Jurisdiction (ETJ).

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

APPROVAL PROCESS: The Planning and Zoning Commission or City Council will be

the final approval authority for the proposed preliminary-final plat, pending the date of plat resubmission.

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

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)

[Explanation of Disapproval Summary](#)