



22-0160PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for the Jefferson McKinney Stacy Addition, Located on the South Side of Stacy Road and Approximately 1,550 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: September 6, 2022

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

APPLICATION SUBMITTAL DATE: August 8, 2022 (Original Application)

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed preliminary-final plat with the following conditions and variances:

1. The items currently marked as "not met" on the attached Conditions of Approval Summary be satisfied prior to issuing final plat approval;
2. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached; and
3. The applicant receive a variance to Section 142-99 (Lots) of the Subdivision Ordinance waiving the requirement to front 24 single family lots directly onto a proposed street.

ITEM SUMMARY: The applicant is proposing to subdivide approximately 25.47 acres into 95 lots and 12 common areas for single family uses.

Under the requirements of Section 142-99 (Lots) of the Subdivision Ordinance, all single family lots are required to have frontage on a public street. The applicant is requesting a variance from this requirement to allow for 24 lots (Lots 1-24, Block G) to

front on a common area. As shown on the attached preliminary-final plat, these lots would front onto a common area that is separating the lots from the adjacent golf course. Staff is comfortable with supporting this request given that these lots would still have adequate access to the lots through the proposed alleys and available parking with the anticipated multi-family development directly adjacent as part of the overall development plan for Jefferson McKinney Stacy.

APPROVAL PROCESS: The City Council is the 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 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 Preliminary-Final Plat](#)

[Conditions of Approval Summary](#)