



**22-0151PF2**

**TITLE:** Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the Independence Village Addition, Located in the McKinney Extraterritorial Jurisdiction (ETJ), On the Northwest Corner of Virginia Parkway and Independence Parkway

**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 27, 2022

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Lexie Schrader, Planner I  
Caitlyn Strickland, Planning Manager  
Jennifer Arnold, AICP, Director of Planning

**APPLICATION SUBMITTAL DATE:** August 1, 2022 (Original Application)  
September 16, 2022 (Revised Submittal)

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary -final plat with the following conditions:

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 Plat Checklist

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 4.83 acres into 1 lot for development in the City of McKinney’s Extraterritorial Jurisdiction (ETJ). The City has the authority to regulate subdivisions and platting within the ETJ in accordance with Chapter 212 of the Texas Local Government Code and Chapter 142 (Subdivision Regulations) of the City of McKinney Code of Ordinances.

Given the fact that the Texas Local Government Code does not authorize the City to

regulate land uses in the ETJ, if the applicant were required to extend public improvements to and through the property as required by the Subdivision Ordinance, it may open up other ETJ properties for development which may not be consistent with the vision outlined by the City's Comprehensive Plan.

The proposed plat was previously considered for disapproval at the August 23, 2022 Planning and Zoning Commission meeting. Since that time, the applicant has worked with staff to address the noted plat deficiencies and staff is now recommending approved with conditions for the proposed preliminary-final plat.

**APPROVAL PROCESS:** The Planning and Zoning Commission will be the final approval authority for the proposed preliminary-final plat.

**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](#)