



**22-0228PF**

**TITLE:** Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Mansions of McKinney Addition, Located in the McKinney Extraterritorial Jurisdiction (ETJ), East of County Road 166 and Approximately 2,644 Feet South of County Road 168

**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:** December 6, 2022

**DEPARTMENT:** Development Services - Planning Department

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

**APPLICATION SUBMITTAL DATE:** November 7, 2022 (Original Application)

**RECOMMENDED 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 and the Subdivision Ordinance.

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 subdivide approximately 98.679 acres into 2 lots 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.

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 opposition to this request.

**SUPPORTING MATERIALS:**

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Preliminary-Final-Plat](#)

[Explanation of Disapproval Summary](#)