



23-0008FP

TITLE: Consider/Discuss/Act on a Final Plat for the Shaded Tree Phase 1 Addition, Located in the McKinney Extraterritorial Jurisdiction (ETJ), On the South Side of County Road 543 and approximately 3,500 feet East of County Road 201

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: February 7, 2023

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, Planning Manager
Araceli Botello, Planner I

APPLICATION SUBMITTAL DATE: January 9, 2023 (Original Application)

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed final plat with the following conditions, which must be satisfied prior to filing the 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 Standard Conditions for Final Plat Approval Checklist, attached.

ITEM SUMMARY: The applicant is proposing to plat approximately 28.645 acres into 105 single-family residential lots and 6 common areas 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 Article 3 (Subdivision Regulations) of the City of McKinney Unified Development Code.

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

APPROVAL PROCESS: The City Council will be the final approval authority for the proposed final plat.

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

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Final Plat](#)

[Conditions of Approval Summary](#)