



**23-0053FP**

**TITLE:** Consider/Discuss/Act on a Final Plat for Millstone Phase 1B Addition, Located in the McKinney Extraterritorial Jurisdiction (ETJ), West of County Road 409 and Approximately 1,700 feet South of County Road 412

**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:** April 11, 2023

**DEPARTMENT:** Development Services - Planning Department

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

**APPLICATION SUBMITTAL DATE:** March 13, 2022 (Original Application)

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed 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 Standard Conditions for Final Plat Approval Checklist, attached.

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 1.123 acres into 3 lots and 1 common area 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 Planning and Zoning Commission is the approval authority for the proposed plat. 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 Final Plat](#)

[Conditions of Approval Summary](#)