



23-0100R

TITLE: Consider/Discuss/Act on a Replat for Lot F1R, Lot F2 & F3, Block F for Wilmeth Ridge South, of the Southwest Corner of Wilmeth Rd and Ridge Rd

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: May 23, 2023

DEPARTMENT: Development Services - Planning Department

CONTACT: Bhumika Thakore, Planner I
Caitlyn Strickland, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: May 01, 2023 (Original Application)

STAFF RECOMMENDATION: Staff recommends disapproval of the proposed Replat due to the lack of conformance with the Engineering Design Manual requirements 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 final approval, the plat must be filed for recordation with the Collin County Clerk prior to issuance of a building permit.

ITEM SUMMARY: The applicant proposes to Replat 3 lots, subdivide approximately 16.18 acres into 3 lots, Lot F1R (approximately 3.483), Lot F2 (approximately 5.899), and Lot F3 (approximately 6.804). The applicant has indicated that lots will be used to for future Residential or Commercial Use.

Per the provisions of the City's Subdivision Ordinance, the proposed plat shall satisfy all requirements for a replat. Items currently not satisfied for the proposed replat 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 Replat, 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](#)

[Proposed Replat](#)

[Explanation of Disapproval Checklist](#)