



CITY OF MCKINNEY, TEXAS

Legislation Details (With Text)

File #: 22-0245PP2 **Name:** The ROW Addition Preliminary Plat
Type: Agenda Item **Status:** Regular Agenda Item
In control: Planning & Zoning Commission
On agenda: 3/14/2023 **Final action:**
Title: Consider/Discuss/Act on a Preliminary Plat for the ROW Addition, Located on the Northwest Corner of McKinney Ranch Parkway and Silverado Trail
Indexes:
Attachments: 1. Standard Conditions Checklist, 2. Location Map and Aerial Exhibit, 3. Letter of Intent, 4. Proposed Preliminary Plat, 5. Conditions of Approval Summary

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Consider/Discuss/Act on a Preliminary Plat for the ROW Addition, Located on the Northwest Corner of McKinney Ranch Parkway and Silverado Trail

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: March 14, 2023

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Sheffield, CNU-a, Senior Planner
 Caitlyn Strickland, Planning Manager
 Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: December 5, 2022 (Original Application)
 March 8, 2023 (Resubmittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary 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 approval.
2. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary Plat Approval Checklist, attached, prior to the issuance of any necessary permits.

ITEM SUMMARY: The applicant is proposing to subdivide approximately 8.7 acres into 66 lots and 4 common areas for single family residential uses.

The proposed plat was previously considered for disapproval at the January 3, 2023 City Council meeting. Since that time, the applicant has worked with staff to address the noted plat deficiencies and staff is now recommending approval of the proposed preliminary plat.

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

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

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.