



# CITY OF MCKINNEY, TEXAS

## Legislation Text

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**File #:** 21-0197PF, **Version:** 1

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Consider/Discuss/Act on a Preliminary-Final Plat for Lot 4R1 and Lot 4R2, Block A of the Parcel 1502 Addition, Located on the Northside of Virginia Parkway and Approximately 260 feet East of Coit Road

**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 7, 2021

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Caitlyn Strickland, Planning Manager

**APPLICATION SUBMITTAL DATE:** November 9, 2021 (Original Application)

**RECOMMENDED CITY COUNCIL ACTION:** Staff recommends approval of the proposed preliminary-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 Preliminary-Final Plat Approval Checklist, attached.

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 4.483 acres into 2 lots, Lot 4R1 (approximately 0.935 acres) and Lot 4R2 (approximately 3.548 acres). The applicant has indicated that lots will be used to construct a commercial development.

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