

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, Planning Manager

**FROM:** Melissa Spriegel, Planner I

**SUBJECT:** Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of the Caliber Collision Northwest Addition, Located Approximately 450 Feet North of U.S. Highway 380 (University Drive) and on the East Side of Custer Road

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed conveyance plat.

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed conveyance plat with the following condition, which must be satisfied prior to filing the plat for record:

1. The applicant provide the filing information of the variable width sanitary sewer offsite easement.

**APPLICATION SUBMITTAL DATE:** July 11, 2016 (Original Application)  
July 25, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 6.026 acres into two lots and dedicate right-of-way for Custer Road.

The approval of a conveyance plat authorizes the recordation and conveyance of the parcel(s) created thereon, but does not authorize any type of development on the property. The applicant and future owner(s) of the property remain obligated to comply with all provisions of the Subdivision Ordinance upon future development of the property including, but not limited to, all platting requirements, required public improvements, utility extensions, street improvements, right-of-way and easement dedications, and all other applicable requirements of the Subdivision Ordinance. The submission and approval of a conveyance plat does not vest any rights in the property.

**PLATTING STATUS:** The subject property is currently unplatted. A record plat(s) of the subject property must be approved prior to the commencement of any development activity on the subject property.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	City of McKinney ETJ	Single Family Residences
North	City of McKinney ETJ	Undeveloped Land
South	“C” – Planned Center District (Commercial Uses) “BG” – General Business District (Commercial Uses), “AG” – Agriculture District, and “PD” – Planned Development District Ordinance No. 2004-09-093 (Commercial Uses)	Commercial uses and Undeveloped Land
East	City of McKinney ETJ	Single Family Residences
West	Town of Prosper	Prosper Plaza Shopping Center

**ACCESS/CIRCULATION:**

Adjacent Streets: Custer Road, Variable Width Right-of-Way, Principal Arterial

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

**ATTACHMENTS:**

- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Conveyance Plat