

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Samantha Pickett, Planner II

**SUBJECT:** Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of the CVS McKinney Addition, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Ridge 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:

1. The applicant revise the plat to remove the erosion hazard setback easement.

**APPLICATION SUBMITTAL DATE:** October 13, 2014 (Original Application)  
October 28, 2014 (Revised Submittal)  
November 3, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 22.99 acres into two lots.

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. An associated preliminary-final plat (14-292PF) is being considered concurrently at the November 11, 2014 Planning and Zoning Commission meeting. 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	“BG” – General Business District (Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2004-06-068 (Open Space Uses)	Undeveloped Land
South	“AG” – Agricultural District (Agricultural Uses)	Undeveloped Land
East	“AG” – Agricultural District (Agricultural Uses)	Undeveloped Land
West	“C” – Planned Center District (Commercial Uses)	McClure Elementary School and Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Width Right-of-Way, Major Regional Highway

Ridge Road, Variable Width Right-of-Way, Greenway 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