



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 17-183CVP      **Name:** CVS Ridge Addition Conveyance Plat  
**Type:** Agenda Item      **Status:** Approved  
**In control:** Planning & Zoning Commission  
**On agenda:** 8/8/2017      **Final action:** 8/8/2017  
**Title:** Consider/Discuss/Act on a Conveyance Plat for Lots 2R and 3, Block A, of CVS Ridge Addition, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Ridge Road

**Indexes:**

**Attachments:** 1. Location Map and Aerial Exhibit, 2. Letter of Intent, 3. Proposed Conveyance Plat

Date	Ver.	Action By	Action	Result
8/8/2017	1	Planning & Zoning Commission	Approved	Pass

Consider/Discuss/Act on a Conveyance Plat for Lots 2R and 3, Block A, of CVS Ridge Addition, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Ridge Road

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** August 8, 2017

**DEPARTMENT:** Planning

**CONTACT:** Danielle Quintanilla, Planner I  
Samantha Pickett, Planning Manager, AICP  
Brian Lockley, Director of Planning, AICP, CPM

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

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed conveyance plat with the following condition:

1. The applicant revise the plat to provide a signature block for the Planning and Zoning Commission Chairman.

**APPLICATION SUBMITTAL DATE:** June 27, 2017 (Original Application)  
July 17, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to replat a conveyance platted lot (approximately 21.31 acres) into two lots, proposed Lot 2R (approximately 20.34 acres) and proposed Lot 3 (approximately 0.97 acres).

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 conveyance platted as Lot 2, Block A of the CVS Ridge Addition. A preliminary-final plat and record plat(s) of the subject property must be approved prior to the commencement of any development activity on the subject property.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"BG" - General Business District (Commercial Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2004-06-068 (Greenbelt Park Entry Area Use) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
South	"AG" - Agricultural District (Agricultural Uses)	Single Family Residence
East	"AG" - Agricultural District (Agricultural District) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
West	"BG" - General Business District (Commercial Uses), "C" - Planned Center District and "CC" - Corridor Commercial Overlay District	CVS Pharmacy, McClure Elementary School and Undeveloped Land

**ACCESS/CIRCULATION:**

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

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

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