



**16-180CVP**

**TITLE:** Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of the TCI McKinney Ranch Addition, Located on the Southwest Corner of McKinney Ranch Parkway and Ridge Road

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

**MEETING DATE:** August 9, 2016

**DEPARTMENT:** Planning

**CONTACT:** Matt Robinson, AICP, Planning Manager  
Danielle Quintanilla, Planner I

**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.

**APPLICATION SUBMITTAL DATE:** May 31, 2016 (Original Application)  
June 14, 2016 (Revised Submittal)  
June 21, 2016 (Revised Submittal)  
July 25, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide the subject property into two lots, Lot 1 (approximately 4.49 acres) and Lot 2 (9.01 acres), Block A of the TCI McKinney Ranch Addition located on the southwest corner of McKinney Ranch Parkway and Ridge 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.

**SUPPORTING MATERIALS:**

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Conveyance Plat](#)