



**17-043CVP**

**TITLE:** Consider/Discuss/Act on a Conveyance Plat for Lots 1-4, Block A, and Lot 1, Block B of IESI McKinney Addition Number 2, Located Approximately 570 Feet South of F.M. 546 and on the West Side of Country Lane

**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 conditions:

1. The applicant revise Lot 5, Block A on the exhibit, title block, and dedication language to be Lot 1, Block B.

**APPLICATION SUBMITTAL DATE:** February 27, 2017 (Original Application)  
July 19, 2017 (Revised Submittal)  
July 24, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 20.88 acres into five lots, proposed Lot 1 (approximately 3.06 acres), proposed Lot 2 (approximately 3.16 acres), proposed Lot 3 (approximately 8.43 acres), proposed Lot 4 (approximately 3 acres), of Block A, proposed Lot 1 (approximately 1.21 acres) of Block B, and right-of-way dedication for future F.M. 546 (approximately 1.90 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 unplatted. 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	"LI" - Light Industrial District (Light Industrial Uses) and "ML" - Light Manufacturing District (Light Manufacturing Uses)	Single Family Residence and Undeveloped Land
North	"ML" - Light Manufacturing District (Light Manufacturing Uses) and "AG" - Agricultural District (Agricultural Uses)	IESI - Progressive Waste Solutions and Single Family Residence
South	"PD" - Planned Development District Ordinance No. 2004-05-053 (Light Industrial Uses)	Blackwatch Soccer Club
East	"ML" - Light Manufacturing District (Light Manufacturing Uses)	Simpson Strong-Tie Company Inc. and Undeveloped Land
West	"ML" - Light Manufacturing District (Light Manufacturing Uses) and "AG" - Agricultural District (Agricultural Uses)	IESI - Progressive Waste Solutions and Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Country Lane, Variable Right-of-Way, Collector

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

**SUPPORTING MATERIALS:**

[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Conveyance Plat](#)