



**17-194CVP**

**TITLE:** Consider/Discuss/Act on a Conveyance Plat for Lots 2R and 6, Block A, of Collin McKinney Commercial Addition, Located on the Southeast Corner of Collin McKinney Parkway and Piper Glen Road

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

**MEETING DATE:** September 12, 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 the plat to add a water easement to connect to Lot 6, Block A, subject to review and approval of the City Engineer.
2. The applicant revise the label "Mutual Access Easement" to "Fire Lane and Mutual Access Easement" on Lot 6, Block A.

**APPLICATION SUBMITTAL DATE:** July 6, 2017 (Original Application)  
July 19, 2017 (Revised Submittal)  
August 25, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to replat a conveyance platted lot into two lots, proposed Lot 2R (approximately 8.04 acres) and Lot 6 (approximately 1.84 acres).

The applicant has submitted an associated site plan (17-238SP) for 18 proposed office buildings on proposed Lot 2R, which is currently under review by Staff.

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 Collin McKinney Commercial 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	"SO" - Suburban Office District (Office Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2003-05-050 (Commercial and Single Family Residential Uses) and "REC" - Regional Employment Center Overlay District	The Estates at Craig Ranch Subdivision and Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2014-01-002 (Single Family Residential Uses) and "REC" - Regional Employment Center Overlay District	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2001-02-017 (Commercial Uses) and "REC" - Regional Employment Center Overlay District	TPC at Craig Ranch Golf Course
West	"PD" - Planned Development District Ordinance No. 2014-08-057 (Office Uses) and "REC" - Regional Employment Center Overlay District	Southern Hills Office Park

**ACCESS/CIRCULATION:**

Adjacent Streets: Collin McKinney Parkway, 120' Right-of-Way, Greenway Arterial

Piper Glen Road, 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](#)