



18-0247CVP

TITLE: Consider/Discuss/Act on a Conveyance Plat for County Road 228 Right-of-Way Dedication and Lot 1, Block A, of the County Road 228 Addition, Located on the North Side of County Road 228 and Approximately 700 Feet West of County Road 206

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: November 13, 2018

DEPARTMENT: Planning

CONTACT: Derrick Rhys Wilson, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

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, which must be satisfied prior to filing the plat for record:

1. The applicant revise the plat to include the lot information for the adjacent properties.
2. The applicant revise the owner dedication language and title block to state "County Road 228 Addition, Lot 1, Block A".
3. The applicant remove #9 from the Notes on both pages of the plat.

APPLICATION SUBMITTAL DATE: October 15, 2018 (Original Application)
October 29, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to plat approximately 5.75 acres into one lot and right-of-way dedication for County Road 228.

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 record/minor 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	City of McKinney Extraterritorial Jurisdiction (ETJ)	Undeveloped Land
North	City of McKinney Extraterritorial Jurisdiction (ETJ)	Undeveloped Land
South	City of McKinney Extraterritorial Jurisdiction (ETJ)	Trinity Falls PU 1, Phase 2A Subdivision
East	City of McKinney Extraterritorial Jurisdiction (ETJ)	Undeveloped Land
West	City of McKinney Extraterritorial Jurisdiction (ETJ)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: County Road 228, 120' Right-of-Way, Minor Arterial

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Proposed Letter of Intent](#)

[Proposed Conveyance Plat](#)