



19-0111CVP

TITLE: Consider/Discuss/Act on a Conveyance Plat for Lots 1-4, Block A, of the McKinney Logistics Center, Located 550 Feet South of Spur 195 and on the West Side of State Highway 5 (McDonald Street)

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: September 10, 2019

DEPARTMENT: Planning

CONTACT: Kaitlin Gibbon, 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 condition, which must be satisfied prior to filing the plat for record:

1. The applicant revise the name of the surveyor to match on both the notary block and the surveyor's certificate.

APPLICATION SUBMITTAL DATE: June 20, 2019 (Original Application)
August 16, 2019 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 65.33 acres into 4 lots, Lot 1 (approximately 13.21 acres), Lot 2 (approximately 19.88 acres), Lot 3 (approximately 22.66 acres), and Lot 4 (approximately 9.57 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 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 (Industrial Uses)	Undeveloped Land
North	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land
South	"AG" - Agricultural District (Agricultural Uses), "LI" - Light Industrial District (Industrial Uses), "ML" - Light Manufacturing District (Light Manufacturing Uses), and "PD" - Planned Development District Ordinance No. 1451 (Light Manufacturing Uses)	MCD Innovations and Undeveloped Land
East	"AG" - Agricultural District (Agricultural Uses), "PD" - Planned Development District Ordinance No. 2005-02-015 (Commercial Uses), and Planned Development District Ordinance No. 2005-02-048 (Commercial Uses)	Trinity Heights Subdivision, and Single Family Residences
West	"LI" - Light Industrial District (Industrial uses)	Collin College Public Safety Training Center and Dynacraft

ACCESS/CIRCULATION:

Adjacent Streets: State Highway 5 (McDonald Street), 100' Right-of-Way, Major 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](#)

[Letter of Intent](#)
[Proposed Conveyance Plat](#)