



CITY OF MCKINNEY, TEXAS

Legislation Details (With Text)

File #: 20-0111CVP **Name:** True Street Addition
Type: Agenda Item **Status:** Approved
In control: Planning & Zoning Commission
On agenda: 9/8/2020 **Final action:** 9/8/2020
Title: Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of the True Street Addition, Located on the South Side of Harry McKillop Boulevard and Approximately 350 Feet West of Country Lane

Indexes:

Attachments: 1. Location Map and Aerial Exhibit, 2. Letter of Intent, 3. Proposed Conveyance Plat, 4. Summary of Disapproval

Date	Ver.	Action By	Action	Result
9/8/2020	1	Planning & Zoning Commission	Denied	Pass

Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of the True Street Addition, Located on the South Side of Harry McKillop Boulevard and Approximately 350 Feet West of Country Lane

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 8, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Danielle R. Mathews, AICP, Planner II
Jennifer Arnold, AICP, Director of Planning

RECOMMENDED CITY COUNCIL ACTION: Staff recommends disapproval of the proposed conveyance plat due to the lack of conformance with the Engineering Design Manual requirements and the Subdivision Ordinance.

Per the provisions of the City's Subdivision Ordinance, the proposed plat shall satisfy all requirements for a conveyance plat. Items currently not satisfied for the proposed conveyance plat are shown on the attachment to this report titled "Explanations for Disapproval Summary".

In order to receive final approval of the plat, the applicant has the opportunity to make one resubmittal which corrects the items currently not in conformance.

ITEM SUMMARY: The applicant proposes to create two lots consisting of a total of approximately 4.16 acres of land. Proposed Lot 1 will replat Lot 1 (approximately 1.911 acres), Block B, of the IESI-McKinney Addition No. 2. Proposed Lot 2 will include approximately 2.2 acres from Tract 23, out of

Abstract 287 of the F.T. Daffau Survey. The applicant has not indicated how the proposed lots will be used but the current zoning on the property is "LI" - Light Industrial District.

The approval of the 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.

Because Conveyance Plats are not for development purposes, a standard conditions checklist is not required.

APPLICATION SUBMITTAL DATE: August 10, 2020 (Original Application)

APPROVAL PROCESS: The Planning and Zoning Commission or City Council will be the final approval authority for the proposed plat, pending the date of plat resubmittal.

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