



23-0180CVP

TITLE: Consider/Discuss/Act on a Conveyance Plat for Lots 1-3, Block A, of the GBT Sprouts McKinney Addition, Located at the Southwest Corner of Virginia Parkway and South Central Expressway

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 26, 2023

DEPARTMENT: Development Services - Planning Department

CONTACT: Jake Bennett, Planner II
Caitlyn Strickland, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: September 5, 2023 (Original Application)

STAFF RECOMMENDATION: Staff recommends approval of the proposed Conveyance Plat with the following conditions:

1. The items currently marked as "not met" on the attached Conditions of Approval Summary be satisfied prior to issuing final approval and/or filing of the plat for record.

ITEM SUMMARY: The applicant is proposing to subdivide one lot into three lots, Lot 1 (approximately 1.44 acres), Lot 2 (approximately .83 acres), and Lot 3 (approximately .95 acres). The applicant has indicated that lots will be used to construct commercial uses.

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.

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed Conveyance Plat. 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.

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](#)

[Conditions of Approval Summary](#)