



**22-0175CVP**

**TITLE:** Consider/Discuss/Act on a Conveyance Plat for McKinney Horizons Hardin Boulevard, Located along Future Hardin Boulevard Between Bloomdale Road and County Road 201, Approximately 2,510 Feet West of Community Avenue

**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 27, 2022

**DEPARTMENT:** Development Services, Planning Department

**CONTACT:** Lexie Schrader, Planner I  
Caitlyn Strickland, Planning Manager  
Jennifer Arnold, AICP, Director of Planning

**APPLICATION SUBMITTAL DATE:** August 29, 2022 (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.

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 is proposing to conveyance plat approximately 6.855 acres in the City of McKinney’s ETJ. The City has the authority to regulate subdivisions and platting within the ETJ in accordance with Chapter 212 of the Texas Local Government Code and Chapter 142 (Subdivision Regulations) of the City of McKinney Code of Ordinances.

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.

**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](#)