



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 21-0150CVP **Name:** 380 Commons at Headington Heights Addition  
**Type:** Agenda Item **Status:** Approved  
**In control:** Planning & Zoning Commission  
**On agenda:** 10/12/2021 **Final action:** 10/12/2021  
**Title:** Consider/Discuss/Act on a Conveyance Plat for 380 Commons at Headington Heights Addition, Lots 6A, 6B, and 6C, Block A, Located Approximately 516 Feet South of U.S. Highway 380 (University Drive) on the West Side of North Hardin Boulevard

### Indexes:

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

Date	Ver.	Action By	Action	Result
10/12/2021	1	Planning & Zoning Commission	Approved	Pass

Consider/Discuss/Act on a Conveyance Plat for 380 Commons at Headington Heights Addition, Lots 6A, 6B, and 6C, Block A, Located Approximately 516 Feet South of U.S. Highway 380 (University Drive) on the West Side of North Hardin Boulevard

**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:** October 12, 2021

**DEPARTMENT:** Development Services, Planning Department

**CONTACT:** Sofia Sierra, Planner I  
Caitlyn Strickland, Planning Manager  
Jennifer Arnold, AICP, Director of Planning

**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 subdivide one lot into 3 lots, Lot 6A (approximately 8.24 acres), Lot 6B (approximately 0.75 acres), and Lot 6C (approximately 0.56 acres).

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:** September 13, 2021 (Original Application)

**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