



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

<b>File #:</b>	22-0180CVP	<b>Name:</b>	Hidden Lakes Conveyance Plat
<b>Type:</b>	Agenda Item	<b>Status:</b>	Regular Agenda Item
		<b>In control:</b>	Planning & Zoning Commission
<b>On agenda:</b>	9/27/2022	<b>Final action:</b>	
<b>Title:</b>	Consider/Discuss/Act on a Conveyance Plat for Hidden Lakes Addition, Located on the South Side of US Highway 380 and approximately 1,000 Feet West of Custer Road		
<b>Indexes:</b>			
<b>Attachments:</b>	1. Location Map and Aerial Exhibit, 2. Letter of intent, 3. Proposed Conveyance Plat, 4. Explanation of Disapproval Summary		

Date	Ver.	Action By	Action	Result
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Consider/Discuss/Act on a Conveyance Plat for Hidden Lakes Addition, Located on the South Side of US Highway 380 and approximately 1,000 Feet West of Custer Road

**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:** Jake Bennett, Planner I  
Caitlyn Strickland, Planning Manager  
Jennifer Arnold, AICP, Director of Planning

**APPLICATION SUBMITTAL DATE:** September 6, 2022 (Original Application)

**STAFF RECOMMENDATION:** Staff recommends disapproval of the proposed conveyance plat due to its lack of conformance with the city's Subdivision Ordinance.

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 approximately 59.717 acres into 5 lots, Lot 1, Block A (approximately 3.802 acres), Lot 1, Block B (approximately 5.177 acres), Lot 2, Block B (approximately .981 acres), Lot 1, Block C (approximately .809 acres), and Lot 1, Block D (approximately 48.002 acres).

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 "Explanation for Disapproval Summary".

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.