



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

<b>File #:</b>	22-0180CVP2	<b>Name:</b>	Hidden Lakes Conveyance Plat
<b>Type:</b>	Agenda Item	<b>Status:</b>	Plats - LGC Ch 212
		<b>In control:</b>	City Council Regular Meeting
<b>On agenda:</b>	1/3/2023	<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. Conditions of Approval 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:** January 3, 2022

**DEPARTMENT:** Development Services, Planning Department

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

**APPLICATION SUBMITTAL DATE:** September 6, 2022 (Original Application)  
January 3, 2023 (Resubmitted Plat)

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed conveyance plat with the following condition:

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 approximately 59.717 acres into 5 lots, Lot 1, Block A (approximately 48.002 acres), Lot 1, Block J (approximately 3.802 acres), Lot 1, Block K (approximately 6.366 acres), and Lot 1, Block L (approximately .981 acres).

The proposed plat was previously considered for disapproval at the September 27, 2022 Planning and Zoning Commission meeting. Since that time, the applicant has worked with staff to address the

noted plat deficiencies and staff is now recommending approval with conditions of the proposed conveyance plat.

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 City Council 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.