



# CITY OF MCKINNEY, TEXAS

## Legislation Text

---

**File #:** 22-0183CVP, **Version:** 1

---

Consider/Discuss/Act on a Conveyance Plat for Lots 1-7, Block A, of the Prestwick Park 380 Addition, Located on the Southwest Corner of Prestwick Hollow Drive and West University Drive.

**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:** Araceli Botello, 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 requirements of the Engineering Design Manual and the Subdivision Ordinance.

To receive final approval of the plat, the applicant can make one resubmittal which corrects the items currently not in conformance.

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 13.82 acres into 7 lots.

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 or City Council are the final approval authority for the proposed conveyance plat, pending the date of plat resubmission.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no comments in support of or opposition to this request.