

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Samantha Gleinser, Planner I

**SUBJECT:** Consider/Discuss/Act on the Request by A.J. Bedford Group, on Behalf of McKinney Seven 50, L.P., for Approval of a Conveyance Plat for Lots 1-5, Block A of the Tour Drive South Addition, Being Fewer than 37 Acres, Located at the Southeast Corner of Tour Drive and Custer Road

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed conveyance plat.

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

Prior to filing the plat for record:

1. The applicant revise the plat to show two state plane coordinates.
2. The applicant revise the plat to remove all notations saying "per this plat".
3. The applicant revise the plat to say "Owner" instead of "Client" below the title block.

**APPLICATION SUBMITTAL DATE:** July 29, 2013 (Original Application)  
August 12, 2013 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide the subject property into five lots, Lot 1 (approximately 24.05 acres), Lot 2 (approximately 1.98 acres), Lot 3 (approximately 7.47 acres), Lot 4 (approximately 1.37 acres) and Lot 5 (approximately 1.50 acres), Block A of the Tour Drive South Addition, located on the southeast corner of Tour Drive and Custer Road.

The approval of a 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.

**PLATTING STATUS:** The subject property is currently unplatted. A subsequent preliminary-final plat and record plat or minor plat of the subject property must be approved prior to the commencement of any commercial development activity on the subject property.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: “PD” – Planned Development District Ordinance No. 2013-08-074 (Single Family Residential Uses), “PD” – Planned Development District Ordinance No. 2006-02-018 (Commercial Uses), “PD” – Planned Development District Ordinance No. 2003-05-050 (Commercial Uses) and “REC” – Regional Employment Center Overlay District

North	“PD” – Planned Development District Ordinance No. 2006-02-018 and “REC” – Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
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South	“PD” – Planned Development District Ordinance No. 2003-05-050 and “REC” – Regional Employment Center Overlay District (Commercial Uses)	First United Bank and Undeveloped Land
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East	“PD” – Planned Development District Ordinance No. 2009-12-086 and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses)	Estates at Craig Ranch West Subdivision
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West	City of Frisco	Undeveloped Land
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**ACCESS/CIRCULATION:**

Adjacent Streets: Tour Drive, 60’ Right-of-Way, Residential Collector Street

Custer Road, 120’ Right-of-Way, 6-Lane Principal Arterial

Collin McKinney Parkway, 120’ Right-of-Way, 4-Lane Greenway Arterial

Discussion: All proposed lots have frontage onto a street and the final location of all access points will be determined through the site plan and/or development platting process.

**CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP):** The proposed request does not conflict with the Master Thoroughfare Plan.

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

**ATTACHMENTS:**

- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Conveyance Plat