

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Danielle Quintanilla, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 2R1 and 2R2, Block A, of the Harbor Freight Tools Addition, Located on the Southeast Corner of Greenwood Street and U.S. Highway 75 (Central Expressway)

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final replat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final replat with the following conditions, which must be satisfied prior to filing a plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: September 26, 2016 (Original Application)
October 10, 2016 (Revised Submittal)
October 24, 2016 (Revised Submittal)
October 28, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 3.5291 acres into two lots for commercial uses.

PLATTING STATUS: The subject property is currently platted as Lot 2, Block A of the F.L. Williams Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C" – Planned Center District (Commercial Uses)	Undeveloped Land

North	“C” – Planned Center District (Commercial Uses)	Alfa Romeo Fiat of McKinney
South	“C” – Planned Center District (Commercial Uses)	Dickey’s Barbecue Pit, United States Post Office
East	“RS-120” – Single Family Residential District (Residential Uses)	St. Michael’s Catholic Church
West	“C” – Planned Center District (Commercial Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 75 (Central Expressway, Variable Right-of-Way, Major Regional Highway)

Greenwood Road, 50’ Right-of-Way, Collector

Redbud Boulevard, 50’ Right-of-Way, Collector

Bois D’Arc Road, 50’ Right-of-Way, Collector

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along U.S. Highway 75 (Central Expressway) and Greenwood Road

Hike and Bike Trails: Not Required

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the associated plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: As Determined by the City Engineer

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

ATTACHMENTS:

- Standard Conditions for Preliminary-Final Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation