

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Senior Planner

FROM: Anthony Satarino, Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of Encore Wire Corporation, for Approval of a Minor Replat for Lot 1R3, Block A, of the Encore Wire, LTD. Two Addition, Approximately 79.86 Acres, Located on the Southeast Corner of Millwood Street and Elm Street.

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

STAFF RECOMMENDATION: Staff recommends approval of the proposed minor replat with the following condition:

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

APPLICATION SUBMITTAL DATE: September 26, 2011 (Original Application)
October 7, 2011 (Revised Submittal)
October 20, 2011 (Revised Submittal)

ITEM SUMMARY: The subject property is approximately 79.86 acres and is located on the southeast corner of Millwood Street and Elm Street. The applicant is proposing to replat the existing Lot 1R2, Block A of Encore Wire, Ltd. Two Addition (54.02 acres) to include the unplatted balance of property bounded by Millwood Street, Elm Street and Airport Drive (25.84 acres). There are several existing manufacturing and office buildings located on the subject property in conjunction with the headquarters of Encore Wire. The applicant has submitted an associated site plan (11-146SP) for the construction of a new manufacturing building in conjunction with this plat, that is to be heard concurrently by the Planning and Zoning Commission on October 25, 2011.

PLATTING STATUS: The subject property is currently platted as Lot 1R2, Block A of Encore Wire, Ltd. Two Addition and is being replatted to become Lot 1R3, Block A of Encore Wire, Ltd. Two Addition.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2006-09-101
(commercial/industrial uses)

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|-------|--|---------------------------------|
| North | "PD" – Planned Development District Ordinance No. 1680 (commercial/industrial uses) | Undeveloped Land |
| South | "RS 60" – Single Family Residence District | Single Family Residential Homes |
| East | "PD" – Planned Development District Ordinance No. 1680 (commercial/industrial uses) | Undeveloped Land |
| West | "PD" – Planned Development District Ordinance No. 2006-09-101 (commercial/industrial uses) | Encore Wire |

ACCESS/CIRCULATION:

Adjacent Streets: Elm Street, 80 Foot Right-of-Way, Minor Arterial (M4D)
Airport Drive, 120 Foot Right-of-Way, Major Arterial (M6D)

Discussion: In accordance with the approved Access Management Plan (11-145AMP), proposed Lot 1R3 will have 2 points of access off of Airport Drive and 3 points of access along a private access drive/firelane (former Millwood Road) that provides indirect access to Elm Street.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant has submitted a tree survey and tree preservation plan. A construction tree permit must be approved by the Arborist before any building permits can be issued for the proposed Lot 1R3, Block A.

PUBLIC IMPROVEMENTS:

Sidewalks: Existing along the platted portion of Airport Drive. Required along the remaining unplatted portion of Airport Drive and along Elm Street.

Hike and Bike Trails: Not Required

Road Improvements: All road improvements necessary for this development, and as determined by the City Engineer

Utilities: All utilities necessary for this development, and as determined by the City Engineer

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2008-10-173)

Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

Median Landscape Fees: Applicable for Airport Drive (1,848 linear feet)

Park Land Dedication Fees: Not applicable

Pro-Rata: Applicable

Discussion: The applicant is responsible for paying impact fees in accordance with ordinance 2008-11-102 and 2008-11-103. It should be noted that per the filed Chapter 380 agreement, there are existing roadway impact fees credits available for the proposed building. In addition, the applicant is required to pay pro-rata fees for the 36" waterline along Airport Drive, 8" waterline along old Millwood Drive and 18" sanitary sewer along Elm Street and old Millwood Drive. The final amount due will be calculated by the Engineering Department prior to filing the plat.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed minor replat.

ATTACHMENTS:

- Standard Conditions for Minor Plat/Replat Approval Checklist
- Maps
- Letter of Intent
- Proposed Minor Replat
- Planning and Zoning Commission PowerPoint Presentation