

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Minor-Replat for Lot 14R, Block C, of the Millie Muse Addition, Located on the Northeast Corner of U.S. Highway 380 (University Drive) and Church 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, which must be satisfied prior to filing the plat for record:

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

APPLICATION SUBMITTAL DATE: May 16, 2016 (Original Application)
May 31, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to combine two lots (Lot 14 and Lot 15, Block C of the Millie Muse Addition) and an unplatted piece of property into one lot (Lot 14R). The applicant has indicated that these lots will be used to construct an auto parts store (Advanced Auto Parts) for which the site plan (16-025SP) was approved by the Planning and Zoning Commission on February 23, 2016.

PLATTING STATUS: The subject property is currently platted as Lots 14 and 15, Block C of the Millie Muse Addition and includes an unplatted piece of property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	“ML” – Light Manufacturing District (Commercial Uses)	All Pro Auto & Tires
North	“ML” – Light Manufacturing District (Institutional Uses)	Life Path System
South	“C2” – Local Commercial District (Commercial Uses)	McKinney Autoflex and Pride Burger
East	“ML” – Light Manufacturing District (Industrial and Commercial Uses)	Extra Space Storage and the Tobacco Box
West	“BG” – General Business District (Commercial Uses)	Church’s Chicken

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 380 (University Drive), 175’ Right-of-Way, Regional Highway
Church Street, 100’ Right-of-Way, Collector

Discussion: The applicant is proposing to close two existing access drives on University Drive leaving one access drive on University Drive and one access drive on Church Street. The proposed new lot provides access to a public street as required by the Subdivision Ordinance.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance, and for submittal of a tree survey or tree preservation plan, as determined by the City Arborist. The applicant will be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks: Along University Drive (for the portions where the driveways are closing)

Hike and Bike Trails: Not Applicable

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

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying 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, 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. 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 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
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- PowerPoint Presentation