

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Melissa Spriegel, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lot 1, Block 1, of the Mitchell Clinic Addition, Located on the Northwest Corner of White Avenue and U.S. Highway 75 (Central Expressway)

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 conditions, which must be satisfied prior to filing the plat for record:

1. The applicant revise the plat to include the filing information for the 30' drainage easement.
2. The applicant revise the plat to include the filing information for the 24' temporary access easement.
3. The applicant revise the plat to include the filing information for the two 10' temporary construction easements.
4. The applicant satisfy the conditions as shown on the Standard Conditions for Minor Replat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: July 25, 2016 (Original Application)
August 8, 2016 (Revised Submittal)
August 15, 2016 (Revised Submittal)
August 22, 2016 (Revised Submittal)
August 25, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to combine two lots into one lot on approximately 10.722 acres. The applicant has indicated that this lot will be used for automobile sales, repair, and carwash.

On August 9, 2016, the Planning and Zoning Commission voted 7-0-0 to recommend approval of an associated site plan (16-181SP).

PLATTING STATUS: A portion of the subject property is currently platted as Lot All of the Mitchell Clinic Addition, and a portion of the subject property is currently unplatted.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C" – Planned Center District and "CC" – High Rise Corridor Commercial Overlay District	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 1998-10-57 (Commercial Uses) and "CC" – High Rise Corridor Commercial Overlay District	Home Depot
South	"C" – Planned Center District (Commercial Uses) and "CC" – Low Rise Corridor Commercial Overlay District	Huffines Hyundai and Kia Dealership and Preowned
East	"BG" – General Business District (Commercial Uses) and "CC" – High Rise Corridor Commercial Overlay District	Central Park Plaza, Waffle House, Valero/Midway McKinney
West	"C" – Planned Center District (Residential Uses) and "CC" – Low Rise Corridor Commercial Overlay District	Single Family Residence

ACCESS/CIRCULATION:

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

White Avenue, Variable Width Right-of-Way, Minor Arterial

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: Required along U.S. Highway 75 and White Avenue

Hike and Bike Trails: Required along Northwest corner of the subject property.

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, 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 Replat Approval Checklist
- Location Map & Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- PowerPoint Presentation