

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 Minor Replat for Lots 13 and 14, Block B, of the Metro Industrial Park #2 Addition, Located on the Southwest Corner of McKinney Parkway and Metro Park Drive

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: July 11, 2016 (Original Application)
July 21, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 4.22 acres into two lots for commercial uses.

PLATTING STATUS: The subject property is currently platted as Lot 9, Block B of the Metro Industrial Park No. 2 Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"ML" – Light Manufacturing District (Commercial Uses)	Undeveloped Land

North	“ML” – Light Manufacturing District (Industrial/Commercial Uses)	Vector Systems Inc., Flowers Baking, Franconia Brewing Co.
South	“ML” – Light Manufacturing District (Commercial Uses)	Luv N Care HCS, Fastenal, Adventure Moto KTM, Shamrock Systems, Elliott Electric Supply
East	“ML” – Light Manufacturing District (Commercial Uses)	Moore Supply Co.
West	“ML” – Light Manufacturing District (Commercial Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: McKinney Parkway, 60’ Right-of-Way, Collector Roadway
Metro Park Drive, 60’ Right-of-Way, Collector Roadway

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along McKinney Parkway and Metro Park Drive
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 Minor Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- PowerPoint Presentation