

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Samantha Pickett, Planning Manager

FROM: Danielle Quintanilla, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 14R, 15 and 16, Block B, of Metro Industrial Park No. 2, 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:

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

APPLICATION SUBMITTAL DATE: February 13, 2017 (Original Application)
 February 23, 2017 (Revised Submittal)
 February 28, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 3.22 acres into three lots, proposed Lot 14R (approximately 0.90 acres), Lot 15 (approximately 1.00 acres), and proposed Lot 16 (approximately 1.32 acres), for light manufacturing uses.

PLATTING STATUS: The subject property is currently platted as Lot 14, 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 (Light Manufacturing Uses)	Undeveloped Land

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

ACCESS/CIRCULATION:

Adjacent Streets: McKinney Parkway, 60’ Right-of-Way, Collector

Metro Park Drive, 60’ Right-of-Way, Collector

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. 2017-02-021)

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