



17-084MRP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 2R and 3, Block A, of PK McKinney Addition, Located Approximately 290 Feet South of U.S. Highway 380 (University Drive) and on the West Side of Community Avenue

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: June 27, 2017

DEPARTMENT: Planning

CONTACT: Danielle Quintanilla, Planner I
Samantha Pickett, Planning Manager
Brian Lockley, Director of Planning, AICP, CPM

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.
2. The applicant revise the plat to provide the filing information for the 40' right-of-way dedication on the west side of the property or remove if non-existent, subject to review and approval by the City Engineer.

APPLICATION SUBMITTAL DATE: March 27, 2017 (Original Application)
April 7, 2017 (Revised Submittal)
May 1, 2017 (Revised Submittal)
May 9, 2017 (Revised Submittal)
June 12, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 2.23 acres into two lots, proposed Lot 2R (approximately 0.80 acres) for a retail building and

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

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.

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 not received any comments either in opposition to or in support of the proposed minor replat.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Minor Replat](#)
[PowerPoint Presentation](#)