



**17-259MRP**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R and 2, Block A, of Homco Addition, Located at the Northwest Corner of Lavon Drive and Industrial Boulevard

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** December 12, 2017

**DEPARTMENT:** Planning

**CONTACT:** David Soto, Planner I  
Samantha Pickett, Planning Manager, AICP  
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 conditions, 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.
2. The applicant revise 10' drainage easement on Lot 2 to be a 15' drainage easement.
3. The applicant revise two street names, Pucket Street and Burrus Street, to be named correctly.

**APPLICATION SUBMITTAL DATE:** September 6, 2017 (Original Application)  
September 25, 2017 (Revised Submittal)  
November 21, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide one lot into two lots, proposed Lot 1R (approximately 14.371 acres) and proposed Lot 2 (approximately

3.896 acres) for industrial uses. The applicant has indicated that the site will be developed for concrete storage uses.

**PLATTING STATUS:** The subject property is currently platted as Lot 1, Block A, of the Homco Addition.

## **ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	"MH"-- Heavy Manufacturing District and "ML"- Light Manufacturing District (Industrial Uses)	Timber Blind & Shutter Company and West End Roofing
North	"ML"- Light Manufacturing District (Industrial Uses)	Timber Blind Company and Encore Wire Corporation
South	"ML"- Light Manufacturing District (Industrial Uses)	Encore Wire and Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2006-09-101 (Industrial Uses) and "RS-60" - Single Family Residence District (Single Family Residential Uses)	Encore Wire and Lavon Heights Subdivision
West	"RS-60" - Single Family Residence District (Single Family Residential Uses), "RG-25" - General Residence District (Residential Uses) and "ML"- Light Manufacturing District (Industrial Uses)	Schroeder's Important Automotive, Perkins Place Subdivision, and Undeveloped Land

## **ACCESS/CIRCULATION:**

Adjacent Streets: Lavon Drive, 50' Right-of-Way, Local

**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 Lavon Drive
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, 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. 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](#)