



18-0110MRP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 2R, 3R and 4, Block A, of Creststone Addition, Located Approximately 515 Feet North of Crestwood Drive and on the East Side of State Highway 5 (McDonald Street)

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: April 10, 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 to include "30' Mutual Fire Lane & Access Easement" where the proposed easement connects to State Highway 5 (McDonald Street).

APPLICATION SUBMITTAL DATE: March 09, 2018 (Original Application)
March 23, 2018 (Revised Submittal)
March 28, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to replat two existing lots into three, proposed Lot 2R (approximately 10.46 acres) and proposed Lot 3R (approximately 10.88 acres), and proposed Lot 4 (approximately 3.73 acres) for commercial and

industrial uses.

PLATTING STATUS: The subject property is currently platted as Lots 2 and 3, Block A, of the Crestone Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“ML” - Light Manufacturing District, “MH” - Heavy Manufacturing District (Manufacturing Uses), and “PD” -Planned Development District Ordinance No. 2013-06-059 (Commercial and Industrial Uses)	Cowtown McKinney, Martin Marietta Ready Mix, and Undeveloped Land
North	“ML” - Light Manufacturing District and “MH” - Heavy Manufacturing District (Manufacturing Uses)	Lhoist North America
South	“MP” - Mobile Home Park District (Mobile Home Uses)	Villa View Mobile Home Park
East	“ML” - Light Manufacturing District (Manufacturing Uses)	DART Right-of-Way
West	“AG” - Agricultural District (Agricultural Uses) and “RS-120” - Single Family Residence District (Single Family Residential Uses)	Single Family Residences and TXDOT Staging Area

ACCESS/CIRCULATION:

Adjacent Streets: State Highway 5 (S. McDonald Street), Variable Right-of-Way, Major Regional Highway

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 State Highway 5 (S. McDonald Street)
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 received one letter and several phone calls in opposition to the proposed minor replat.

SUPPORTING MATERIALS:

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