



**18-0192MRP**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lot 2A1, Block A, of the Industrial Associates Addition and Lot 2R, Block A, of the McKinney Industrial Park No. 2, Located on the Southwest Corner of Industrial Boulevard and Couch Drive

**COUNCIL GOAL:** Direction for Strategic and Economic Growth  
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

**MEETING DATE:** August 14, 2018

**DEPARTMENT:** Planning

**CONTACT:** David Soto, Planner I  
Samantha Pickett, AICP, Planning Manager  
Jennifer Arnold, AICP, Interim Director of Planning

**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:** June 29, 2018 (Original Application)  
July 27, 2018 (Revised Submittal)  
August 1, 2018 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to replat two existing lots, proposed Lot 2R (approximately 6.818 acres), and Lot 2A1 (approximately 1.905 acres), in order to shift the lot line between the two lots.

**PLATTING STATUS:** The subject property is currently platted as Lot 2A, Block A,

Industrial Associates Addition and Lot 2, Block A, McKinney Industrial Park No. 2

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"ML" - Light Manufacturing District (Manufacturing Uses)	Industrial Associates Multi-Tenant Building and Lone Star Reel
North	"ML" - Light Manufacturing District (Manufacturing Uses)	Metro Linen Company, Iglesia Ni Cristo, Tier 1 Training Facility, and Purvis Industries
South	"ML" - Light Manufacturing District (Manufacturing Uses)	Quikcrete
East	"ML" - Light Manufacturing District (Manufacturing Uses)	Undeveloped Land and Primo Microphones
West	"ML" - Light Manufacturing District (Manufacturing Uses)	Quadrant Chemicals

**ACCESS/CIRCULATION:**

Adjacent Streets: Industrial Boulevard, 100' Right-of-Way, Minor Arterial Couch Drive, 60' Right-of-Way, Collector

**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 Industrial Boulevard and Couch 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](#)  
[Presentation](#)