



**19-0052PFR**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 2 Lots (Lots 1R1 and 3, Block A, of the HOMCO Addition), Located at 1400 Lavon 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:** June 11, 2019

**DEPARTMENT:** Planning

**CONTACT:** Derrick Rhys Wilson, Planner I  
Samantha Pickett, AICP, Planning Manager  
Jennifer Arnold, AICP, Director of Planning

**APPLICATION SUBMITTAL DATE:** April 3, 2019 (Original Application)  
May 24, 2019 (Revised Submittal)

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary-final 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 Preliminary-Final Plat/Replat Approval Checklist, attached.
2. The applicant revise the plat to remove "Lots 1R and 2, Block A" from the owner's certificate and title block.
3. The applicant revise the plat to include the appropriate replat information in the dedication language, "being a replat of Lot 1R, Block A, Homco Addition (Vol. 2019, Pg. 346)

**ITEM SUMMARY:** The applicant is proposing to replat one existing lot (approximately 14.36 acres) into 2 lots for development.

**PLATTING STATUS:** The subject property is currently platted as Lot 1R, Block A of the HOMCO Addition. Subsequent to the approval of the preliminary-final replat, a record plat(s), subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a certificate of occupancy.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"ML" - Light Manufacturing District (Industrial Uses)	Timber Blind Metro Shade, Access Global Inc.
North	"ML" - Light Manufacturing District (Industrial Uses)	The Auto Hail Repair Group, Timber Blind Metro Shade, DART Railway, and Encore Wire Corporation
South	"ML" - Light Manufacturing District (Industrial Uses)	Encore Wire Corporation and Parking Lot
East	"PD" - Planned Development District Ordinance No. 2006-09-101 (Industrial Uses)	Encore Wire Corporation
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)	Perkins Place Subdivision, Millwood Homes Subdivision, and Schroeder's Import Automotive

**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: Not Required  
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 preliminary final replat.

**SUPPORTING MATERIALS:**

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Replat](#)

[Presentation](#)