



Legislation Text

File #: 23-0311, **Version:** 1

Advanced Auto Parts, Genesis - Site Plan

SUMMARY: The owner/developer is proposing a new Advanced Auto Parts to be located on Genesis Road across from Buc-Ee's. At this time, a TDOT driveway permit has not been issued, however per the plat that was approved at the August Planning Commission, an ingress/egress easement has been provided for access to the property. The developer is in the process of submitting a preliminary plat for the construction of a public street in the location of that easement. As shown on the site plan, the utility connections are proposed to tie into an existing water line and make use of a utility easement to extend a service line to an existing manhole. With the new proposed road to the rear, and potentially new water and sewer services to be constructed along it, City Staff is aware that there is a possibility for the utility connections for this site to change.

STAFF RECOMMENDATION: Staff recommends approval of the site plan, subject to any required stormwater permits and to include a statement, to be listed in the minutes, that the shown utilities may change at time of construction.

NECESSARY PLANNING COMMISSION ACTION: Approve the stie plan subject to any stormwater permits and the entered statement in the minutes regarding utility connections