

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Senior Planner

FROM: Anthony Satarino, Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by The British Builder, L.L.C., for Approval of a Minor Replat for Lots 1 and 2, Block A, of The British Builder Addition, Approximately 0.45 Acres, Located on the South Side of Pine Street and Approximately 60 Feet East of Baker Street.

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:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Minor Plat/Replat Approval Checklist, attached.

Prior to plat recordation:

2. The applicant revise the plat to remove the "by this plat" notation.

APPLICATION SUBMITTAL DATE: May 31, 2011 (Original Application)
June 10, 2011 (Revised Submittal)

ITEM SUMMARY: The subject property is approximately 0.45 acres and is located on the south side of Pine Street and approximately 60 feet east of Baker Street. The applicant is proposing to subdivide the original lot into two lots. A single family residence on the subject property was recently razed, and both proposed lots will be utilized for single family residences in the future as indicated by the applicant.

PLATTING STATUS: The subject property is currently platted as Block 14 of the F.M. Hills Addition and is being replatted to become Lot 1 and Lot 2, Block A of The British Builder Addition. The proposed minor replat must be filed for record with the County Clerk, prior to the issuance of building permits for any development on the proposed lots.

SURROUNDING ZONING AND LAND USES:

Subject Property: “RS 60” – Single Family Residential District

| | | | |
|-------|--|--------------------|--------|
| North | “RS 60” – Singly Family Residential District | Single Residential | Family |
| South | “RS 60” – Single Family Residential District | Single Residential | Family |
| East | “RS 60” – Single Family Residential District | Single Residential | Family |
| West | “RS 60” – Single Family Residential District | Single Residential | Family |

Discussion: The subject property meets the minimum requirements of the governing zoning district.

ACCESS/CIRCULATION:

Adjacent Streets: Pine Street, 50 Foot Right-of-Way, Residential Street

Discussion: Both of the proposed lots will take access from Pine Street.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant has submitted a tree survey and will have to submit a construction tree permit and a tree preservation plan before any building permits can be issued for the proposed lots.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Pine 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

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 per Ordinance No. 2008-11-102

Utility Impact Fees: Applicable per Ordinance No. 2008-11-103

Median Landscape Fees: Not applicable

Park Land Dedication Fees: Applicable

Pro-Rata: Not applicable

Discussion: The applicant owes cash in lieu of parkland for the one new lot created by this minor replat, which is currently estimated to be \$1,431.11. This amount will be recalculated at the time the plat is ready to be filed and will be based on the Collin Central Appraisal District value at the time of plat filing.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed minor replat.

ATTACHMENTS:

- Standard Conditions for Minor Plat Replat Approval Checklist
- Maps
- Letter of Intent
- Proposed Minor Replat
- Planning and Zoning Commission PowerPoint Presentation