

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 Stuart Manning, for Approval of a Minor Replat for Lots 1 and 2, Block A, of the Manning Addition, Approximately 0.46 Acres, Located on the West Side of Coleman Street and Approximately 95 Feet North of New 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 condition:

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

APPLICATION SUBMITTAL DATE: June 25, 2012 (Original Application)
July 31, 2012 (Revised Submittal)
August 13, 2012 (Revised Submittal)
August 22, 2012 (Revised Submittal)
September 7, 2012 (Revised Submittal)

ITEM SUMMARY: The subject property is approximately 0.46 acres and is located on the west side of Coleman Street and approximately 95 feet north of New Street. The applicant is proposing to subdivide the original lot into two lots. Per the letter of intent, the applicant intends to build a new structure on each lot. Previously, there was one single family residence on the lot; however, a permit for demolition was issued in March of this year. Per the letter of intent, the applicant has indicated that he is in the process of demolishing the structure except for the façade, which he will attempt to move to the southern lot and fully restore as the façade of a new single family dwelling unit.

PLATTING STATUS: The subject property is currently platted as Lot 4, Block 2 of the Whites Addition and is being replatted to become Lots 1 and 2, Block A of the Manning Addition.

SURROUNDING ZONING AND LAND USES:

Subject Property: "RS 60" – Single Family Residence District (Residential Uses)

North	"RS 60" – Single Family Residence District (Residential Uses)	Single Residential	Family
South	"RS 60" – Single Family Residence District (Residential Uses)	Single Residential	Family
East	"RS 60" – Single Family Residence District (Residential Uses)	Single Residential	Family
West	"RS 60" – Single Family Residence District (Residential Uses)	Greer Administration (McKinney ISD)	Annex

Discussion: The proposed lots meet all of the requirements of the zoning district.

ACCESS/CIRCULATION:

Adjacent Streets: Coleman Street, 53.5' Right-of-Way, Residential Street
Midway Street, 20' Right-of-Way, Residential Street (unimproved)

Discussion: Proposed Lot 1 will take access off of Coleman Street. Proposed Lot 2 could take access off of either Coleman Street or Midway Street. However, if the applicant chooses to take access off of Midway Street, the Engineering Department must approve any plans to construct any portion of Midway Street prior to the issuance of a building permit for Lot 2.

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 Arborist. The applicant will also be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks: Provided along Coleman 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: The City of McKinney Subdivision Ordinance requires a minimum of 50' of right-of-way for residential streets. Since Midway Street (20' of right-of-way) will have a right-of-way width of less than 50', a variance to the Subdivision Ordinance is required. The Engineering Department is in support of the variance to allow a right-of-way width of less than 50' for Midway Street, as the existing right-of-way width is adequate for the movement of vehicular traffic.

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 for Lot 2, Block A

Utility Impact Fees: Applicable for Lot 2, Block A

Median Landscape Fees: Not applicable

Park Land Dedication Fees: Applicable for Lot 2, Block A

Pro-Rata: Not applicable

Discussion: Since there was an existing single family residential dwelling unit on the lot previously, roadway and utility impact fees will only be collected for the second unit at the time of building permit. Similarly, parkland dedication will only be due for one lot, prior to filing the minor replat.

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