

**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 Roome Land Surveying, Inc., on Behalf of Steven K. Regier, for Approval of a Preliminary-Final Replat for Lots 1 and 2, Block A, of the Regier Addition, Approximately 0.45 Acres, Located Approximately 285 Feet North of Graham Street and Generally Between Tennessee Street and Kentucky Street.

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final replat.

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary-final replat with the following conditions:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Replat Approval Checklist, attached.

Prior to filing the plat for record:

2. The applicant revise the plat to provide a 15' sanitary sewer easement extending west from the current sanitary sewer easement on Lot 2 to Lot 1. This installation of the extension of the sanitary sewer line to Lot 1 is a public improvement that must be constructed and approved by the Engineering Department prior to the filing of the record plat.

**APPLICATION SUBMITTAL DATE:** March 12, 2012 (Original Application)  
March 22, 2012 (Revised Submittal)  
April 2, 2012 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 0.45 acres into two lots (Lot 1 and Lot 2, Block A of the Regier Addition), located approximately 285 feet north of Graham Street and generally between Tennessee Street and Kentucky Street. The subject property is currently platted as McKinney Outlot 310. The applicant

is proposing two buildable lots; one of the proposed lots fronts on Tennessee Street and the other lot fronts on Kentucky Street. There is currently a single family residential structure on proposed Lot 2, Block A. Per the letter of intent, the applicant has indicated that the current owner will construct a new single family residential structure on Lot 1, Block A. Subsequent to the approval of the preliminary-final replat, a record plat or plats, 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 building permit.

**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 Family Residential Homes
South	“RS-60” – Single Family Residence District (Residential Uses)	Single Family Residential Homes
East	“RS-60” – Single Family Residence District (Residential Uses)	Single Family Residential Homes
West	“RS-60” – Single Family Residence District (Residential Uses)	Single Family Residential Homes

Discussion: The proposed lots meet the minimum size requirements of the governing zoning district.

**ACCESS/CIRCULATION:**

Adjacent Streets: Tennessee Street, 60-Foot Right-of-Way, 2-Lane Residential Street  
 Kentucky Street, 60-Foot Right-of-Way, 2-Lane Residential Street

Discussion: Each proposed lot has been provided with direct access to an existing street by frontage on such street as required by the Subdivision Ordinance.

**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: Existing along Tennessee Street. Required along east side

of Kentucky Street.

Hike and Bike Trails: Not required

Road Improvements: All roadway 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 plat, unless otherwise specified in a 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. 2008-10-173)

Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

Median Landscape Fees: Not applicable

Park Land Dedication Fees: Applicable

Pro-Rata: As determined by the City Engineer

Discussion: The applicant owes cash in lieu of parkland for the one new lot created by this preliminary-final replat, which is currently estimated to be \$1,370. This amount will be recalculated at the time a plat is ready to be filed and will be based on the Collin Central Appraisal District value at the time of plat filing.

**CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP):** The proposed request does not conflict with the Master Thoroughfare Plan.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no comments in support of or opposition to this request.

**ATTACHMENTS:**

- Standard Conditions for Preliminary-Final Replat Approval Checklist
- Maps
- Letter of Intent

- Proposed Preliminary-Final Replat
- Planning and Zoning Commission PowerPoint Presentation