

CITY COUNCIL MEETING OF 9/3/13 AGENDA ITEM #13-160AA

AGENDA ITEM

TO: City Council

THROUGH: Michael Quint, Director of Planning

FROM: Brandon Opiela, Planning Manager

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by A.M. Scott Real Estate, on Behalf of McKinney Independent School District, for Approval of a Right-of-Way Vacation for an Unimproved Portion of West Street, Being Less than 1 Acre, Generally Located East of College Street and Approximately 200 Feet South of Howell Street, and for Approval of a Right-of-Way Vacation for an Unimproved Portion of Cole Street, Being Less than 1 Acre, Generally Located East of College Street and Approximately 120 Feet North of Standifer Street, and Accompanying Ordinance

APPROVAL PROCESS: The City Council is the final approval authority for the requested right-of-way vacations.

STAFF RECOMMENDATION: Staff recommends approval of both requested right-of-way vacations.

APPLICATION SUBMITTAL DATE: July 29, 2013 (Original Application)
August 14, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to vacate two unimproved portions of right-of-way; the first being an unimproved portion of West Street located generally east of College Street and approximately 200 feet south of Howell Street and the second being an unimproved portion of Cole Street located generally east of College Street and approximately 120 feet north of Standifer Street. The applicant is requesting these two portions of right-of-way be vacated so that the three existing lots adjacent to each respective right-of-way can be a contiguous piece of property. The subject property is currently owned by the McKinney Independent School District and has been utilized in the past as athletic practice fields. The City has no plans to improve either of the unimproved portions of right-of-way and has no objection to the request.

SURROUNDING ZONING AND LAND USES:

Subject Property: Existing Unimproved Portions of Cole Street and West Street Rights-of-Way

North	“RS 60” – Single Family Residence District (Residential Uses)	Undeveloped Land
South	“RS 60” – Single Family Residence District (Residential Uses)	Undeveloped Land
East	“RG 18” – General Residence District (Residential Uses)	Single Family Residences
West	“RS 60” – Single Family Residence District (Residential Uses)	Single Family Residences

ACCESS/CIRCULATION:

Adjacent Streets: College Street, Variable Width (55'-60') Right-of-Way, Local Collector Street

Discussion: Each of the requested right-of-way vacations are located generally east of College Street and are unimproved extensions of Cole Street and West Street to the west of College Street. The two requested rights-of-way to be vacated extend across the property to the eastern property line and are not used to access any of the adjacent properties. It should be noted that the City will retain the first 10' of the unimproved Cole Street right-of-way (east of College Street) should the City reconstruct College Street in the future and need the additional right-of-way.

DRAINAGE AND UTILITIES: Per the Engineering Department, there are no existing or planned utilities or the need for any drainage easements in either of the requested right-of-way vacations. As such, no easements will be retained by the City within any vacated portions of right-of-way.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received an Alley/Street Closing Petition (attached) from the property owner adjacent to each right-of-way indicating support of the requested right-of-way vacation. Staff has received no other comments in support of or opposition to this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Alley/Street Closing Petition
- CCAD Exhibit (Informational Only)
- Proposed Ordinance with Exhibit
- Exhibit A – Right-of-Way Vacation
- PowerPoint Presentation