

CITY COUNCIL MEETING OF 8/21/12 AGENDA ITEM #12-135AA

AGENDA ITEM

TO: City Council

FROM: Michael Quint, Senior Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of Dusty McAfee, for Approval of a Right-of-Way Vacation for an Unimproved Portion of Howell Street, Approximately 0.09 Acres, Located Between Church Street and Wood Street, and Accompanying Ordinance.

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

STAFF RECOMMENDATION: Staff recommends approval of the proposed right-of-way vacation with the following conditions:

1. The City of McKinney reserves a 15 foot wide exclusive, perpetual drainage and utility easement within the vacated right-of-way as reflected on the attached Abandonment Exhibit.

APPLICATION SUBMITTAL DATE: July 16, 2012 (Original Application)
July 30, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to vacate an approximately 20 foot wide street (Howell Street) located between Church Street and Wood Street. This entire portion Howell Street is currently unimproved. None of the adjacent lots use this right-of-way for access and all the adjacent property owners of these lots have signed the petition to vacate the right-of-way.

SURROUNDING ZONING AND LAND USES:

North	“RG 18” – General Residence District	Undeveloped Land
South	“RG 18” – General Residence District	Undeveloped Land
East	“RG 18” – General Residence District	Undeveloped Land
West	“RG 18” – General Residence District	Single Family Residences

ACCESS/CIRCULATION:

Adjacent Streets: Church Street, Variable Width (30' – 40') Right-of-Way, Local Street

Wood Street, 25' Unimproved Right-of-Way, Local Street

Discussion: The proposed portion of Howell Street is currently unimproved. Wood Street, which is located to the east of the proposed right-of-way vacation, is also unimproved. Each of the adjacent lots has access to a public right-of-way as required by the Subdivision Ordinance and abandoning this portion of right-of-way will have no negative impact on vehicular traffic in the area. As such, Staff has no objections to the proposed right-of-way vacation.

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.

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

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Abandonment Exhibit
- Proposed Ordinance
- PowerPoint Presentation