

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Melissa Spriegel, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R and 2, Block A, of the Bush Addition, Located Approximately 150 Feet West of Graves Street on the North Side of Hunt Street and East of Finch Avenue

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, which must be satisfied prior to filing a plat for record:

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

APPLICATION SUBMITTAL DATE: November 28, 2016 (Original Application)
December 9, 2016 (Revised Submittal)
December 14, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide one lot into two lots. The applicant has indicated that Lot 1R will remain a single-family residence, while Lot 2 will be sold to McKinney ISD.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block A of the Bush Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"RS-120" – Single-Family Residential District and "PD" – Planned Development District Ordinance No. 1385 (Residential Uses)	Single Family Residence

North	“RS-120” – Single-Family Residential District (Residential Uses)	Single Family Residences; Nell Burks Elementary School
South	“RS-120” – Single-Family Residential District and “PD” – Planned Development District (Residential Uses)	Single Family Residences
East	“RS-120” – Single-Family Residential District and “RD-30” – Duplex Residence District (Residential Uses)	Single Family Residence; Nell Burks Elementary School
West	“RS-120” – Single-Family Residential District (Residential Uses)	Single Family Residences

ACCESS/CIRCULATION:

Adjacent Streets: Finch Avenue, 50’ Right-of-Way, Local
Hunt Street, 45’ Right-of-Way, Collector

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

PUBLIC IMPROVEMENTS:

Sidewalks: As required per the Subdivision Ordinance
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: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying plat, unless otherwise specified in an approved 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. 2013-11-108)
Utility Impact Fees:	Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)
Median Landscape Fees:	Not Applicable
Park Land Dedication Fees:	Not Applicable
Pro-Rata:	As determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received one letter in opposition to the proposed minor replat.

ATTACHMENTS:

- Standard Conditions for Minor Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Letter of Opposition
- Proposed Minor Replat
- PowerPoint Presentation