

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 Tororo Group, L.L.C., for Approval of a Minor Replat for Lots 1-3, Block A, of the Christie Addition No. 1, Approximately 0.76 Acres, Located on the Southwest Corner of Hunt Street and Byrne 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 conditions:

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

APPLICATION SUBMITTAL DATE: February 27, 2012 (Original Application)
March 9, 2012 (Revised Submittal)

ITEM SUMMARY: The subject property is approximately 0.76 acres and is located on the southwest corner of Hunt Street and Byrne Street. The applicant is proposing to subdivide the original lot into three lots. There are three existing single family residences on the property. Per the letter of intent, the applicant has indicated that the purpose of the plat is to enable separate ownership and separate individual family occupancy. Furthermore, the applicant has indicated the intent to renovate/expand at least one of the homes and the potential for a new single family residential structure on one of the lots.

PLATTING STATUS: The subject property is currently platted as Outlot 553A of the McKinney Original Donation and is being replatted to become Lots 1-3, Block A of the Christie Addition No. 1.

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” – Duplex Residence District (Residential Uses)	Single Residential	Family
East	“RD-30” – Single Family Residence District (Residential Uses)	Single Residential	Family
West	“RS-60” – Single Family Residence District (Residential Uses)	Single Residential	Family

Discussion: Two of the existing structures on the subject property do not currently meet the setback standards of the “RS-60” zoning district. The existing structure on proposed Lot 3 does not meet the required 5’ side yard setback along the southern property line and the existing structure on proposed Lot 2 does not meet the required 25’ rear yard setback along the southern property line. Both of these structures exist as legally non-conforming structures and this proposed minor replat does not create any new nonconformities. Therefore, the subject property meets the minimum requirements of the zoning ordinance.

ACCESS/CIRCULATION:

Adjacent Streets: Hunt Street, 41’ Right-of-Way, Residential Street
 Byrne Street, 35’ Right-of-Way, Residential Street

Discussion: Proposed Lot 1 currently takes access off of Hunt Street. Proposed Lot 2 has frontage along Hunt Street, but will take access off of Byrne Street through a proposed 20’ Access Easement going through Lot 3. Lot 3 currently takes access off of Byrne Street.

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 Hunt Street and Byrne 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 Hunt Street (41' of right-of-way) and Byrne Street (35' 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 Hunt Street and Byrne Street, as the existing right-of-way width is adequate for the movement of vehicular traffic. The Engineering Department has requested and the applicant has provided a 5' Pedestrian, Access and Utility Easement along the eastern sides of Lot 1 and Lot 3 adjacent to Byrne Street in order to provide additional capacity along Byrne Street for pedestrian access and utility lines without having to dedicate additional right-of-way to the City.

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
Utility Impact Fees:	Applicable
Median Landscape Fees:	Not applicable
Park Land Dedication Fees:	Not applicable
Pro-Rata:	Not applicable

Discussion: If the applicant chooses to expand/renovate/reconstruct any of the existing single family residential structures on the property, roadway and utility impact fees may be applicable.

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