

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by The British Builder, L.L.C., for Approval of a Minor Replat for Lots 1 and 2, Block A, of the Wayne Goodall Addition, Being Less than 1 Acre, Located on the South Side of Tucker Street and Approximately 260 Feet East of Waddill 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 Replat Approval Checklist, attached.

Prior to filing the plat for record:

2. The applicant must provide documentation confirming that the detached garage, located on proposed Lot 2, has been removed from the property, subject to the review and approval of the Director of Planning.

APPLICATION SUBMITTAL DATE: September 9, 2013 (Original Application)
October 2, 2013 (Revised Submittal)
November 7, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide the subject property into two lots, located on the south side of Tucker Street and approximately 260 east of Waddill Street. There is an existing home on proposed Lot 2, while the applicant has not indicated any plans for development on proposed Lot 1.

PLATTING STATUS: The subject property is currently platted as Lot 631 of the McKinney Outlots. Prior to the issuance of a building permit, the minor replat must be filed for recordation with the Collin County Clerk. Per Section 146-133 (Accessory buildings and uses) of the Zoning Ordinance, any accessory buildings on the subject property must be 10 feet from any property line, where not adjacent to an alley.

Currently, proposed Lot 2 has a detached garage located less than 10 feet from the proposed rear property line. The applicant has indicated their intent is to demolish the detached garage; however, until this is completed, the proposed plat cannot be filed for record at the County as it will not conform with the setback regulations of the governing zoning regulations. Once the detached garage is removed, Staff is requesting that documentation confirming said removal be submitted, subject to the review and approval of the Director of Planning. At such time the garage is removed, the applicant will be able to file the plat for record.

SURROUNDING ZONING AND LAND USES:

Subject Property: “RS 60” – Single Family Residence District (Single Family Uses)

North	“RS 60” – Single Family Residence District (Single Family Uses)	Single Residence	Family
South	“RS 60” – Single Family Residence District (Single Family Uses)	Single Residence	Family
East	“RS 60” – Single Family Residence District (Single Family Uses)	Single Residence	Family
West	“RS 60” – Single Family Residence District (Single Family Uses)	Single Residence	Family

ACCESS/CIRCULATION:

Adjacent Streets: Tucker Street, 50’ Right-of-Way, Residential Street

Hill Street, 30’ to 40’ Width Right-of-Way, Residential Street

Discussion: Proposed Lot 1 will have access via Hill Street; proposed Lot 2 will have access via Tucker 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 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: 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 associated 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. 2008-10-173)

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

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Applicable (Estimated at \$1,436 based on current CCAD values for the newly created lot)

Pro-Rata: Not 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 Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- PowerPoint Presentation