

11-018Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Ringley & Associates, Inc., on Behalf of Andrew B. and Ann S. Harris, for Approval of a Request to Rezone Approximately 0.37 Acres, of the McKinney Original Donation, from “PD” – Planned Development District to “PD” – Planned Development District, Generally to Modify the Development Standards, Located on the East Side of Wood Street and on the West Side of Kentucky Street.

Mr. Anthony Satarino, Planner for the City of McKinney, explained that there are currently two existing single family residences on the subject property, with which the applicant has separate deeds for; however, the property is currently platted as a single lot in the McKinney Original Donation Addition. He stated that the applicant is proposing to formally subdivide the lot into two separate lots and has submitted an associated minor replat for approval. Mr. Satarino stated that due to the existing configuration of the structures on the lot, the applicant is proposing to reduce the front yard setback to a minimum of 23 feet for Lot 1 and a minimum of 14 feet for Lot 2. He stated that the applicant is proposing a minimum lot depth of 73 feet for Lot 2. Mr. Satarino stated that the current filed deed for Lot 2 shows a lot depth of approximately 69 feet. He stated that the applicant has proposed to increase the lot depth approximately 4 feet in order to meet the minimum lot area of the “RS-60” Zoning District, but is still only able to meet the minimum lot depth of 100 feet on one of the lots. Mr. Satarino stated that the applicant is requesting to keep a special ordinance provision from the existing PD that would allow one small advertising sign to be attached to each structure. He stated that these special ordinance provisions are necessary for

the applicant to be able to plat the single family homes on their own lot and maintain a provision from the governing ordinance allowing a small amount of signage. Mr. Satarino stated that Staff recommends approval of the proposed rezoning request.

Mr. Lawrence Ringley, Ringley & Associates, Inc., 410 N. Tennessee Street, McKinney, TX 75069, explained the application. He stated that owner would like to subdivide the lot into two lots, so they can sell one or both of the houses.

Chairperson Clark opened the Public Hearing and called for comments.

Mr. Andrew Harris, 514 W. Hunt Street, McKinney, TX 75069, stated that when they purchased the property they believed it was two separate lots. He stated that they also found several errors in the lot measurements and demarcation. Mr. Harris stated that they are planning to correct some other issues as well.

On a motion by Commission Member Radke, seconded by Commission Member Thompson, the Commission voted 6-0 to close the public hearing and recommend approval of the proposed rezoning request as conditioned in the staff report.

Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 5, 2011.