

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Michael Quint, Senior Planner

FROM: Abra R. Nusser, Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Suncrest Homes, for Approval of a Minor Replat for Lots 1 and 2, Block A of the Hill Street Addition, Approximately 0.58 Acres, Located on the South Side of Hill Street and Approximately 200 Feet West of 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.

Prior to filing the plat for record:

2. The applicant revise the plat to reflect the closing of the gap between the eastern property line of the subject property, the adjacent properties to the east, and the City's right-of-way to the south and to provide the filing information on the plat for the executed quit claim deed accordingly.

APPLICATION SUBMITTAL DATE: December 14, 2009 (Original Application)
July 20, 2011 (Revised Submittal)
August 29, 2011 (Revised Submittal)

ITEM SUMMARY: The subject property is currently platted as Lot 559A of the McKinney Outlots. The applicant is proposing to subdivide the platted lot into two lots. The applicant has indicated that the lots will be used to construct single family residential, detached homes. The purpose of a plat is to subdivide land to create building lots or tracts and to show all necessary dimensions and other information essential to comply with the Subdivision Ordinance of the City of McKinney.

SURROUNDING ZONING AND LAND USES:

Subject Property: “RS 60” – Single Family Residence District and “H” – Historic Preservation Overlay District

North	“RS 60” – Single Family Residence District and “H” – Historic Preservation Overlay District	Single Family Residential Houses
South	“RS 60” – Single Family Residence District and “H” – Historic Preservation Overlay District	Single Family Residential Houses
East	“RS 60” – Single Family Residence District and “H” – Historic Preservation Overlay District	Single Family Residential Houses
West	“RS 60” – Single Family Residence District and “H” – Historic Preservation Overlay District	Single Family Residential Houses

Discussion: The proposed lots meet the minimum size requirements of the governing zoning district. The applicant has provided a note on the proposed plat indicating the same.

ACCESS/CIRCULATION:

Adjacent Streets: Hill Street, 40-Foot Right-of-Way, Residential Street
Unimproved Alley, Variable Width Right-of-Way, Alley

Discussion: The proposed lots will front on and take access from Hill Street. Each proposed lot has been provided with access to a public street by frontage on said street as required by the Subdivision Ordinance.

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 along Hill Street
Hike and Bike Trails: Not applicable
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. 2008-10-173)

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

Median Landscape Fees: Not applicable

Park Land Dedication Fees: Applicable

Pro-Rata: As determined by the City Engineer

Discussion: Fees in lieu of parkland dedication for one new lot will be due and calculated at the time of plat filing.

MISCELLANEOUS: There is a gap between the eastern property line of the subject property, the adjacent properties to the east, and the City's right-of-way to the south. The gap is approximately 4.2 feet at its widest point and is likely due to typical surveying challenges in the older parts of the city where the plat records are not as detailed as newer subdivisions. A quit claim deed can be executed to address the gap and assign ownership which will rectify the discrepancy. Staff recommends that prior to filing the plat for record, the applicant revise the plat to reflect the closing of the gap between the eastern line of the subject property, the adjacent properties to the east, and the City's right-of-way and to provide the filing information on the plat for the executed quit claim deed accordingly.

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
- Planning and Zoning Commission PowerPoint Presentation