



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Glas Land Surveying, on Behalf of James Harper for Approval of a Preliminary-Final Replat for Lots 12R and 18, of the Bloomdale Farms Addition, Being Fewer than 11 Acres, Located on the North Side of Bloomdale Road and Approximately 1,750 Feet East of County Road 163

MEETING DATE: February 19, 2013

DEPARTMENT: Planning

CONTACT: Brandon Opiela, Planning Manager
Samantha Gleinser, Planner I

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends denial of the proposed preliminary-final replat due to a lack of conformance with the Subdivision Ordinance, International Fire Code, and Comprehensive Plan.
- ***However, if the proposed preliminary-final replat is approved with the variances requested by the applicant, the following conditions of approval should also apply:***

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

Prior to filing the plat for record:

2. The applicant revise the plat to show a 15' wide sanitary sewer easement along the entire western boundary of proposed Lots 12R and 18. The exact location of said easement will be subject to the review and approval of the City Engineer.
3. The applicant revise the plat to show a 10' sanitary sewer easement, north of the existing 15' utility easement, along the entire southern boundary of proposed Lots 12R and 18. The exact location of said easement will be subject to the review and approval of the City Engineer.

ITEM SUMMARY:

- The applicant is proposing to subdivide approximately 10.84 acres of land, located on the north side of Bloomdale Road within the City of McKinney's Extraterritorial Jurisdiction (ETJ). Because the subject property is located within McKinney's ETJ, the regulations of the Zoning Ordinance do not apply to the subject property but the regulations of the Subdivision Ordinance do apply.
- Under State Law, before a property can be subdivided in the City of McKinney ETJ, it must be platted and filed for record with the Collin County Clerk, in accordance with the City of McKinney's subdivision regulations. Typically, preliminary-final replats are considered by the Planning and Zoning Commission. This preliminary-final replat has bypassed the Planning and Zoning Commission and is being considered by the City Council instead because the applicant has requested several variances to requirements of the Subdivision Ordinance and International Fire Code. Per the Subdivision Ordinance, only the City Council can grant a variance.
- The subject property currently has a single-family residence on the southwestern portion of the property (Proposed Lot 12R). This structure currently utilizes a septic system and substandard water to address utility needs, and storm water drainage and/or detention is not being addressed on the property. The applicant has requested to subdivide the property into two lots (both for single-family residential use), with proposed Lot 12R being approximately 4.84 acres and proposed Lot 18 being approximately 6.00 acres. Each of the proposed lots have been laid out to have frontage along Bloomdale Road. The applicant has indicated the desire to not construct typically required infrastructure such as water, sanitary sewer, and roads, however the applicant has agreed to provide the easements for said infrastructure. As such, the applicant is requesting multiple variances from City Council.

BACKGROUND INFORMATION:

- Please see the attached City Council Staff Report.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- N/A