

CITY COUNCIL MEETING OF 05-06-14 AGENDA ITEM #14-047MRP

**AGENDA ITEM**

**TO:** City Council

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Samantha Pickett, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Bruce Geer, on Behalf of Tate Development, for Approval of a Minor Replat for Lots 15R, 16R, 17 and 18, Block 9, of the College Addition, Being Less than 1 Acre, Located on the Southeast Corner of Oak Street and Leland Avenue

**APPROVAL PROCESS:** The City Council is the final approval authority for the proposed minor replat.

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**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 Checklist, attached.

**APPLICATION SUBMITTAL DATE:** February 24, 2014 (Original Application)  
March 31, 2014 (Revised Submittal)  
April 9, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide two existing lots (Lots 15 and 16) into four lots, Lot 15R (approximately 6,002 square feet), Lot 16R (approximately 7,671 square feet), Lot 17 (approximately 7,082 square feet), and Lot 18 (approximately 6,110 square feet). There are currently homes on proposed Lots 15R and 16R, as well as an existing garage on proposed Lot 17, and the applicant has indicated that proposed Lots 17 and 18 will be used to construct new single-family homes.

Minor replats are typically approved by the Planning and Zoning Commission; however, due to Staff error, this item was noticed for approval of a variance to utilize the existing sewer line by the City Council. Subsequently, Staff determined a variance was not necessary; however, in order to avoid a delay by going to a future Planning and Zoning Commission meeting, this item is being considered by the City Council.

**PLATTING STATUS:** The subject property is currently platted as Lots 15 and 16, Block 9, of the College Addition. Prior to the issuance of a building permit for any new construction, the minor replat must be filed for recordation with the Collin County Clerk.

**SURROUNDING ZONING AND LAND USES:**

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

North	“RS 60” – Single Family Residence District (Single Family Residential Uses)	Single Family Homes
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South	“RS 60” – Single Family Residence District (Single Family Residential Uses)	Single Family Homes
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East	“RS 60” – Single Family Residence District (Single Family Residential Uses)	Single Family Home
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West	“RS 60” – Single Family Residence District (Single Family Residential Uses)	Single Family Homes
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**ACCESS/CIRCULATION:**

Adjacent Streets: Oak Street, 50’ Right-of-Way, Collector

Leland Avenue, 50’ Right-of-Way, Collector

Discussion: Lots 15R and 16R will have access directly to Leland Avenue; Lots 17 and 18 will have access directly to Oak 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 along Oak Street and Leland Avenue

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.

Per the Subdivision Ordinance, an eight-inch sewer pipe is required except that six-inch lines will be acceptable in locations where deemed adequate by the City Engineer. Engineering Staff has indicated that the proposed lots can be adequately served by the existing six-inch sewer lines located in Leland Avenue and Oak Street, and as such, the existing line will not be required to be replaced.

**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. 2013-11-108) for new homes built on Lots 17 and 18, Block 9

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Applicable for Lots 17 and 18, Block 9

Pro-Rata: As determined by the City Engineer

**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
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- PowerPoint Presentation