

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, Planning Manager

**FROM:** Aaron Bloxham, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R1, 3 and 4, Block A, of the Boys Club Addition, Located Approximately 150 Feet North of Christian Street and on the West Side of Kentucky Street

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed minor replat.

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed minor replat.

**APPLICATION SUBMITTAL DATE:** March 16, 2015 (Original Application)  
August 6, 2015 (Revised Submittal)  
October 12, 2015 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide two (2) lots into three (3) lots. The applicant has indicated that the lots will be used to construct single family residences on the two proposed undeveloped lots.

On April 28, 2015, the Planning and Zoning Commission voted to close the public hearing and table the item indefinitely per the applicant's request.

**PLATTING STATUS:** The subject property is currently platted as Lot 1, Block A of the Boys Club Addition and Lot Outlot 389D of the McKinney Outlots.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	“PD” – Planned Development District Ordinance No. 2002-09-091 and “RS 60” – Single Family Residence District (Multi-Family and Residential Uses)	Boy’s and Girl’s Club of McKinney and Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2002-09-091 and “RS 60” – Single Family Residence District (Multi-Family and Residential Uses)	Existing Detached Single Family Homes and Undeveloped Land
South	“RS 60” – Single Family Residence District (Park and Residential Uses)	Finch Park and Existing Detached Single Family Homes
East	“BN” – Neighborhood Business and “RS 60” – Single Family Residence District (Multi-Family and Residential Uses)	Collin County Mental Health, Existing Detached Single Family Homes and Undeveloped Land
West	“RS 60” – Single Family Residence District (Park Uses)	Finch Park

**ACCESS/CIRCULATION:**

Adjacent Streets: Kentucky Street, 60’ Right-of-Way, Residential Street  
Church Street, 30’ Right-of-Way, Residential 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: As Determined by the City Engineer

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:**

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|----------------------------|--|
| Roadway Impact Fees:       | Applicable (Ordinance No. 2013-11-108)   |
| Utility Impact Fees:       | Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)                         |
| Median Landscape Fees:     | Not Applicable   |
| Park Land Dedication Fees: | Cash in lieu of parkland dedication required for .02 acres (1 new lot) estimated at \$2,137. |
| 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:**

- PZ Minutes 4.28.15
- Standard Conditions for Minor Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- PowerPoint Presentation