

PLANNING & ZONING COMMISSION MEETING OF 09.13.16 AGENDA ITEM #16-172PFR

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

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

**FROM:** Eleana Galicia, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1-6, Block A, of the White Avenue Addition, Located on the Northeast Corner of White Avenue and North Kentucky Street

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

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary-final replat with the following conditions, which must be satisfied prior to filing a plat for record:

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

**APPLICATION SUBMITTAL DATE:** May 31, 2016 (Original Application)  
July 21, 2016 (Revised Submittal)  
August 2, 2016 (Revised Submittal)  
August 10, 2016 (Revised Submittal)  
August 17, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately .976 acres into six lots for residential uses.

**PLATTING STATUS:** The subject property is currently platted as lots 114 and 115, Block 32 and lots 116 and 117, Block 34 of the Coleman Addition.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"BN" – Neighborhood Business District (Commercial and Residential Uses)	Undeveloped Land

North	“BN” – Neighborhood Business District (Commercial and Residential Uses)	English Color and Supply
South	“BN” – Neighborhood Business District (Commercial Uses)	Lily’s Bridal Boutique
East	“RG-18” – General Residence District (Residential Uses)	McKinney Housing Authority
West	“BN” – Neighborhood Business District (Residential Uses)	Single Family Residence

**ACCESS/CIRCULATION:**

Adjacent Streets: White Avenue, 50’ Right-of-Way, Minor Arterial  
N. Kentucky Street, 50’ Right-of-Way, Collector  
N. Tennessee Street, 60’ Right-of-Way, Collector

**TREE PRESERVATION ORDINANCE:** The applicant will be responsible for complying with the Tree Preservation Ordinance.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along White Avenue, N. Kentucky Street, and N. Tennessee Street  
Hike and Bike Trails: Not Required

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.

**DRAINAGE:** The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance.

**FEES:**

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:     Applicable

Pro-Rata:                             As Determined by the City Engineer

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no comments in support of or opposition to this request.

**ATTACHMENTS:**

- Standard Conditions for Preliminary-Final Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation