

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Samantha Pickett, Planning Manager

FROM: Melissa Spriegel, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 10 Single Family Residential Lots (Lustig Addition), Located on the Northeast Corner of Walker Street and Tennessee Street

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

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 Plat/Replat Approval Checklist, attached.
2. The applicant revise the plat to remove 'Lots 1-5 & Common Area A-1' from the title block and owner's certificate.

APPLICATION SUBMITTAL DATE: July 11, 2016 (Original Application)
August 31, 2016 (Revised Submittal)
September 9, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to replat an existing lot (approximately 0.865 acres) into 10 lots, Lots 11A-20A, Block A, for single-family residential uses.

PLATTING STATUS: The subject property is currently platted as Common Area A-1 of the Lustig Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“MTC” – McKinney Town Center District – Downtown Edge (Mixed Uses)	Common Area
North	“BG” – General Business District (Business Uses)	CCart Public Transportation Offices
South	“MTC” – McKinney Town Center District - Downtown Edge (Mixed Uses)	Ida Realty
East	“MTC” – McKinney Town Center District – Downtown Edge (Mixed Uses)	Single Family Residences
West	“MTC” – McKinney Town Center District – Downtown Edge (Mixed Uses)	Single Family Residences

ACCESS/CIRCULATION:

Adjacent Streets: Johnson Street, 30’ Right-of-Way, Local

Walker Street, 20’ Right-of-Way, Local

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 Johnson 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:	Not 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 Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation