



18-0254MRP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lot 1, Block A of the McWilliams Manor Addition, Located at 504 West Virginia Street

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: December 11, 2018

DEPARTMENT: Planning

CONTACT: Derrick Rhys Wilson, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: October 29, 2018 (Original Application)
November 12, 2018 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed minor replat with the following condition, which must be satisfied prior to filing the plat for record:

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

ITEM SUMMARY: The applicant is proposing to replat two existing lots (Lot 1 of the Huggins Addition and McKinney Outlots No. 594) into one lot (Lot 1, Block A of the McWilliams Manor Addition) for residential uses.

PLATTING STATUS: The subject property is currently platted as two lots, Lot 1, Block A, of the Huggins Addition and McKinney Outlots No. 594. The minor replat is subject to review and approval by the Director of Planning, and must be filed for recordation with the Collin County Clerk, prior to issuance of a building permit.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"RD 30" - Duplex Residence District (Residential Uses)	Single Family Residence
North	"RD 30" - Duplex Residence District (Residential Uses)	Single Family Residence
South	"RD 30" - Duplex Residence District (Residential Uses)	Single Family Residence
East	"RD 30" - Duplex Residence District (Residential Uses)	Single Family Residence
West	"RD 30" - Duplex Residence District (Residential Uses)	Single Family Residence

ACCESS/CIRCULATION:

Adjacent Streets: West Herndon Street, 20' Right-of-Way, Local Street Valley Street, 32' Right-of-Way, Local Street West Virginia Street, 60' Right-of-Way, Town Thoroughfare

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. The applicant will be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks: Not Required
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 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:

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees:	Applicable (Ordinance No. 2017-02-021)
Median Landscape Fees:	Not Required
Park Land Dedication Fees:	Not Required
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.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Minor Replat](#)
[Presentation](#)