



18-0280MRP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 23A and 23B, Block 9 of the W.J.S. Russell 2nd Addition, Located at Approximately 80 feet South of Gerrish Street and on the East Side of Rockwall 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: February 12, 2019

DEPARTMENT: Planning

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

APPLICATION SUBMITTAL DATE: November 19, 2018 (Original Application)
December 28, 2018 (Revised Submittal)
January 4, 2019 (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 one lot into two lots, Lot 23A (approximately 0.24 acres) and Lot 23B (approximately 0.20 acres). The applicant has indicated that lots will be used for residential development.

PLATTING STATUS: The subject property is currently platted as Lot 23, Block 9, of the W.J.S. Russell's 2nd Addition. The minor replat 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	"RS 60" - Single Family Residence District (Single Family Residential Uses)	Single Family Residence
North	"RS 60" - Single Family Residence District (Single Family Residential Uses)	Single Family Residence
South	"RS 60" - Single Family Residence District (Single Family Residential Uses)	Single Family Residence
East	"RS 60" - Single Family Residence District (Single Family Residential Uses)	Single Family Residence
West	"RS 60" - Single Family Residence District (Single Family Residential Uses)	Single Family Residence

ACCESS/CIRCULATION:

Adjacent Streets: Rockwall Street, 40' Right-of-Way, Local Lindsey Street, 23' Right-of-Way, Local

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: 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 Applicable

Park Land Dedication Fees: Applicable

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](#)