

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Danielle Quintanilla, Planner I

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R-5R, Block A, of 380 Crossing at Headington Heights, Located on the Northeast Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard

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

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat 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 Approval Checklist, attached.
2. The applicant revise the plat to show all easements on a single exhibit.
3. The applicant revise the plat to show the acreage of each proposed lot.
4. The applicant revise the lot numbers to be Lot 1R, 2R, 3R and 4R on the exhibit, title block, and dedication language.
5. The applicant revise the plat to show the conveyance plat filing information for each of the lots.
6. The applicant revise the title block and dedication language to include "being a replat of Lots 1-4, Block A, of 380 Crossing at Headington Heights".
7. The applicant revise the plat to dimension all easements.
8. The applicant revise the plat to show the proposed off-site fire lane, mutual access, drainage and water easement to the east.
9. The applicant revise the plat to provide easements for water meters and fire hydrants.

10. The applicant revise the private easement along Lots 2R, 3R, and 4R so as not to conflict with water easements.
11. The applicant revise the plat to place the proposed detention pond easement outside of the 10' landscape buffer along the northern property line.
12. The applicant revise the plat to extent the drainage easement onto Lot 3R.
13. The applicant revise the plat to show the existing 15' sanitary sewer easement on the east side of the property.
14. The applicant provide the note ““The owners of Block XX, Lot XX of this plat shall be solely responsible for the maintenance of the storm water detention system. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner’s lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.”
15. The applicant coordinate with the Engineering Department to determine the new location of the drainage easement being abandoned in the southwestern portion of the property.

APPLICATION SUBMITTAL DATE: December 12, 2016 (Original Application)
January 19, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 37.81 acres (four existing, conveyance platted lots) into five lots for commercial uses.

PLATTING STATUS: The subject property is currently unplatted. A conveyance plat for the subject property (16-184CVP) was approved by the Planning and Zoning Commission on October 14, 2016. The conveyance plat must be filed prior to the record plat for the subject property. Subsequent to the approval of the preliminary-final plat/replat, a record plat or plats, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a certificate of occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use

Subject Property	“C2” – Local Commercial District (Commercial Uses) and “CC” – Corridor Commercial Overlay District	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 1687 (Residential Uses) and “CC” – Corridor Commercial Overlay District	President’s Point I Subdivision
South	“PD” – Planned Development District Ordinance No. 1883, “PD” – Planned Development District Ordinance No. 1281 (Office and Industrial Uses), and “CC” – Corridor Commercial Overlay District	Raytheon and Undeveloped Land
East	“PD” - Planned Development District Ordinance No.2013-08-078 (Residential Uses), “PD” - Planned Development District Ordinance No. 2012-10-054 (Commercial Uses), “PD” – Planned Development District Ordinance No. 1719 (Residential Uses), and “CC” – Corridor Commercial Overlay District	Skyline Village Apartments and Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 1687 (Commercial and Office Uses) and “CC” – Corridor Commercial Overlay District	O’Reilly Auto Parts and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Right-of-Way Width, Major Regional Highway

Hardin Boulevard, 120’ Right-of-Way, Major Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: As Determined by the City Engineer

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: Applicable along Hardin Boulevard

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 Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat