



16-382PF

TITLE: 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

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: January 24, 2017

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Danielle Quintanilla, Planner I

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.

SUPPORTING MATERIALS:

[PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)