



17-176PF

TITLE: Consider/Discuss/Act on a Preliminary Final Plat for Lots 1-11, Block A of the 380 Commons at Headington Heights Addition, Located at the Southwest Corner of Hardin Boulevard and U.S. Highway 380 (University Drive)

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: February 13, 2018

DEPARTMENT: Planning

CONTACT: Melissa Spriegel, Planner I
Samantha Pickett, AICP, Planning Manager
Brian Lockley, AICP, CPM, Director of Planning

APPLICATION SUBMITTAL DATE: June 13, 2017 (Original Application)
December 6, 2017 (Revised Submittal)
December 22, 2017 (Revised Submittal)
January 9, 2018 (Revised Submittal)
January 26, 2018 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary final plat with the following conditions, which must be satisfied prior to filing the plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, enclosed.

Prior to filing the plat for record:

2. The applicant revise the plat to hatch all easements being abandoned.
3. The applicant revise the plat to remove the vertical line through Lot 10.

ITEM SUMMARY: The applicant is proposing to subdivide approximately 27.79 acres into eleven lots, Lot 1 (approximately 1.29 acres), Lot 2 (approximately 1.38), Lot 3 (approximately 1.18), Lot 4 (approximately 1.51 acres), Lot 5 (approximately 1.06

acres), Lot 6 (approximately 9.55 acres), Lot 7 (approximately 4.68 acres), Lot 8 (approximately 0.98 acres), Lot 9 (approximately 1.20 acres), Lot 10 (approximately 1.81 acres), and Lot 11 (approximately 1.50 acres). The applicant has indicated that the lots will be used to construct retail, restaurant, and service uses.

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat, 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 and "CC" - Corridor Commercial Overlay District (Commercial Uses) | Undeveloped Land |
| North | "PD" - Planned Development District Ordinance No. 1687 (Office and Retail Uses), "C3" - Regional Commercial District (Commercial Uses), and "CC" - Corridor Commercial Overlay District | O'Reilly Auto Parts and Undeveloped Land |
| South | "PD" - Planned Development District Ordinance No. 1883 (Office and Light Manufacturing Uses) | Cockrill Middle School |
| East | "PD" - Planned Development District Ordinance No. 1883 and "CC" - Corridor Commercial Overlay District (Office and Light Manufacturing Uses) | Undeveloped Land |
| West | "BG" - General Business District (Commercial Uses), "AG" - Agricultural District (Agricultural Uses), "PD" - Planned Development District Ordinance No. 2014-12-095 (Single Family Residential Uses), and "CC" - Corridor Commercial Overlay District | Hardin Village Subdivision, Single Family Residences, and Undeveloped Land |

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Width Right-of-Way, Major Regional Highway Hardin Boulevard, 120' Right-of-Way, Greenway Arterial Bois D'Arc Road, 60' Right-of-Way, Local Crowe Lane, 60' 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:

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|-----------------------|--|
| Sidewalks: | Required along U.S. Highway 380 (University Drive), Bois D'Arc Road, and Crowe Lane |
| Hike and Bike Trails: | Required along Hardin Boulevard |
| 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:

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|----------------------------|--|
| Roadway Impact Fees: | Applicable (Ordinance No. 2013-11-108) |
| Utility Impact Fees: | Applicable (Ordinance No. 2017-02-021) |
| 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 not received any comments either in opposition to or in support of the proposed preliminary final plat.

SUPPORTING MATERIALS:

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