

PLANNING & ZONING COMMISSION MEETING OF 07-12-16 AGENDA ITEM #16-175SP

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, Planning Manager

**FROM:** Aaron Bloxham, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Additional Tennis Courts, Modifying the Center Court and Adding Parking (Gabe Nesbitt Community Park), Located Approximately 1,400 Feet South of Eldorado Parkway and on the East Side of Alma Road

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission for the proposed site plan will be forwarded to the City Council meeting on August 1, 2016.

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed site plan with the following conditions:

1. The City satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

**APPLICATION SUBMITTAL DATE:** May 31, 2016 (Original Application)  
June 13, 2016 (Revised Submittal)  
June 20, 2016 (Revised Submittal)

**ITEM SUMMARY:** The City is proposing to expand the tennis complex at Gabe Nesbitt Park by constructing 12 new tennis courts and adding an elevated seating area to the center court.

The proposed park will be maintained and operated by the City of McKinney. All proposed site plans for city-owned property must be considered by the City Council. The recommendation of the Planning & Zoning Commission will be forwarded to the City Council for consideration at the August 1, 2016 meeting.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	“PD” – Planned Development District Ordinance No. 2003-02-015 (Park Uses)	Gabe Nesbitt Park
North	“PD” – Planned Development District Ordinance No. 2003-02-015 and “AG” – Agricultural District (Park Uses)	Gabe Nesbitt Park
South	“PD” – Planned Development District Ordinance No. 2014-09-061 and “PD” – Planned Development District Ordinance No. 2011-12-081 (Residential Uses)	Stone Hollow Subdivision
East	“PD” – Planned Development District Ordinance No. 1998-11-59 (Residential Uses)	Wynngate Subdivision
West	“PD” – Planned Development District Ordinance No. 2003-02-015 (Residential Uses)	Aspendale Subdivision

**ACCESS/CIRCULATION:**

Adjacent Streets: Alma Road, 120’ Right-of-Way, Major Arterial

**PARKING:** The City has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

**LOADING SPACES:** The City has satisfied the minimum loading space requirements as specified within Section 146-131 (Off-Street Loading) of the Zoning Ordinance.

**SOLID WASTE CONTAINERS:** The sanitation container screening walls will be brick, stone masonry or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the City of McKinney Design Specifications. The City has provided the required notation on the proposed site plan.

**LANDSCAPING REQUIREMENTS:** The City has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

**SCREENING REQUIREMENTS:** The City has provided the required notation stating that all mechanical, heating, and air conditioning equipment shall be screened from the public right-of-way and from adjacent residential properties. The City has properly screened the sanitation container and has satisfied the minimum requirements as specified in Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance.

**LIGHTING AND GLARE REGULATIONS:** The City will be responsible for complying with Chapter 58 (Lighting and Glare Regulations) of the City of McKinney Code of Ordinances. The City has provided the required notation stating that the lighting will be in conformance to the requirements of the City of McKinney Code of Ordinances on the site plan.

**ARCHITECTURAL STANDARDS:** The City will be responsible for meeting the requirements of Section 146-139 (Architectural and Site Standards) of the City of McKinney Zoning Ordinance. Architectural building elevations are subject to review and approval by the Chief Building Official, prior to issuance of a building permit.

**TREE PRESERVATION ORDINANCE:** The City will be responsible for complying with the Tree Preservation Ordinance. The City has submitted a tree survey, subject to review and approval by the City's Landscape Architect.

**PUBLIC IMPROVEMENTS:**

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|-----------------------|--|
| Sidewalks:            | Existing Hike and Bike Trail along Alma Road   |
| Hike and Bike Trails: | Existing Hike and Bike Trail along Alma Road   |
| 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 City 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 City 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:   | Not Applicable (Ordinance No. 2013-11-108)                               |
| Utility Impact Fees:   | Not Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) |
| Median Landscape Fees: | Not applicable   |

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 in opposition to this request.

**ATTACHMENTS:**

- Standard Conditions for Site Plan Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation