

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Senior Planner

**FROM:** Anthony Satarino, Planner

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney, for Approval of a Site Plan for Two Baseball Fields and a Skatepark (Gabe Nesbitt Community Park), Approximately 160.00 Acres, Located on the Southeast Corner of Eldorado Parkway and Alma Road.

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for consideration at the June 19, 2012 meeting.

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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.
2. The City revise the landscape plan to ensure that all trees are a minimum of 8' from any public utility line.
3. The City revise the site plan to correctly label the 30' radii on the internal side of the proposed firelane.

**APPLICATION SUBMITTAL DATE:** May 14, 2012 (Original Application)  
May 29, 2012 (Revised Submittal)

**ITEM SUMMARY:** The City of McKinney is proposing to construct two baseball fields and a skatepark, located on the southeast corner of Eldorado Parkway and Alma Road. The proposed baseball fields and skatepark are part of a larger community park (Gabe Nesbitt Park) that is approximately 160 acres with an existing baseball complex and tennis facility (The Courts at Gabe Nesbitt Park). The proposed baseball fields and skatepark will be approximately 1,200' away from existing single family residences to the west and approximately 200' away from existing single family residences to the east.

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 June 19, 2012 meeting.

**PLATTING STATUS:** The subject property is platted as Lot 1R, Block A of the McKinney Community Park Addition.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: “AG” – Agricultural District and “PD” – Planned Development District Ordinance No. 98-11-59 (Gabe Nesbitt Park)

North	<p>“PD” – Planned Development District Ordinance No. 97-06-36 (Single Family Residential Uses)</p> <p>“PD” – Planned Development District Ordinance No. 2001-09-115, and as amended (Single Family Residential Uses)</p> <p>“PD” – Planned Development District Ordinance No. 2003-02-015 (O-1 – Office Uses)</p>	<p>Stone Canyon Estates Subdivision</p> <p>Canyon Estates Subdivision</p> <p>Undeveloped Land</p>
South	<p>“PD” – Planned Development District Ordinance No. 2011-12-081 (Single Family Residential Uses)</p>	<p>Future Stone Hollow Residential Subdivision</p>
East	<p>“PD” – Planned Development District Ordinance No. 2003-08-069 and “PD” – Planned Development District Ordinance No. 2003-05-041 and (Office Uses)</p> <p>“PD” – Planned Development District Ordinance No. 98-11-059 (Multi Family and Single Family Residential Uses)</p>	<p>Tranquility Dental</p> <p>Villas of Eldorado Apartments and Brookstone Subdivision</p>
West	<p>“PD” – Planned Development District Ordinance No. 1621 (SF-2 - Single Family Residential Uses)</p> <p>“PD” – Planned Development District Ordinance No. 2005-11-114</p>	<p>Aspendale at Stonebridge Ranch Subdivision</p> <p>Villas of Willow Grove</p>

(Multi Family Residential Uses)

“PD” – Planned Development  
District Ordinance No. 2005-11-114  
(Retail Uses)

Undeveloped Land

“PD” – Planned Development  
District Ordinance No. 2003-02-015  
(Light Manufacturing Uses)

Republic Self Storage,  
Builders Carpet and Design  
Center, and Undeveloped  
Land

### **ACCESS/CIRCULATION:**

Adjacent Streets: Alma Road, 130-Foot Right-of-Way, 4-Lane Greenway Arterial

Eldorado Parkway, 130-Foot Right-of-Way, 4-Lane Greenway  
Arterial

Discussion: The proposed site plan shows access to the proposed baseball fields and skatepark from a network of existing fire lanes that connect to Alma Road and Eldorado Parkway.

### **PARKING:**

Proposed Use: Baseball Field (2 fields)

Required Number of Spaces: 50 Parking Spaces per Field

Total Required: 100 Parking Spaces

Total Provided: 114 Parking Spaces (Including 5 Handicapped  
Spaces)

Discussion: The minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance have been met.

### **LOADING SPACES:**

Proposed Use: Baseball Fields and Skatepark

Required Number of Spaces: None Required

Provided: None Provided

**SOLID WASTE CONTAINERS:** The Parks Department provides sanitation receptacles on all City park grounds in addition to coordinating the collection and disposal of all

waste generated. There is also an existing dumpster enclosure within Gabe Nesbitt Park that will adequately service the proposed baseball fields and skatepark.

**LANDSCAPING REQUIREMENTS:** The City has satisfied all applicable landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance through the use of Texas Ash trees at the terminus of each parking row. In addition, residents have requested and the City has agreed to provide 35 Live Oak trees near the property line where adjacent to the Brookstone Subdivision. The new trees, coupled with the existing trees planted along the common property line, will further buffer the park from adjacent single-family residences.

Prior to the development of the site, the City will need to revise the landscape plan to ensure that all trees are a minimum of 8' from any public utility line. Specifically, there are 5 trees that are planted closer than 8' from the existing 8" water line that extends through the proposed parking lot.

**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.

**TREE PRESERVATION ORDINANCE:** The City will be responsible for complying with the Tree Preservation Ordinance. Prior to the issuance of a permit, the City Arborist must approve a Construction Tree Permit in accordance with the Tree Preservation Ordinance.

**PUBLIC IMPROVEMENTS:**

Sidewalks:	Not applicable
Hike and Bike Trails:	Not applicable
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

**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:**

Roadway Impact Fees: Not applicable

Utility Impact Fees: Not applicable

Median Landscape Fees: Not applicable

Park Land Dedication Fees: Not applicable

Pro-Rata: Not applicable

**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
- Maps
- Letter of Intent
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation