



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 22-0256PP, **Version:** 1

Consider/Discuss/Act on a Preliminary Plat for The Lots 1R & 3R, Block A, of Wysong Hospital Addition, Located on the Southwest Corner of Virginia Parkway and North Central Express Way (US Highway 75)

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: January 17, 2022

DEPARTMENT: Development Services, Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, Planning Manager
Araceli Botello, Planner I

APPLICATION SUBMITTAL DATE: December 19, 2022 (Original Application)

STAFF RECOMMENDATION: Staff recommends disapproval of the proposed preliminary plat due to its lack of conformance with the requirements of the Engineering Design Manual and the Subdivision Ordinance. With this proposed plat, the applicant requested a variance from Section 2.9.A.3 of the Engineering Design Manual (Traffic Signal Spacing) which was previously denied by the Director of Engineering as he is authorized and directed to do per the Subdivision Ordinance.

However, should City Council consider approving the plat, staff recommends that City Council approve the plat with the conditions outlined in the “Explanation for Disapproval” and approve the requested variance to Section 301.F of the UDC only as it applies to Section 2.9.A.3 of the Engineering Design Manual.

ITEM SUMMARY: The applicant is proposing to plat two lots (approximately 8.83 acres) for development in the City of McKinney. Additionally, the applicant is requesting a variance to Section 301.F “Engineering and Construction Standards” of the Unified Development Code (UDC) which governs the applicability of Section 2.9.A.3 “Traffic Signal Spacing” of the EDM regarding traffic signal spacing. The variance request would allow for the installation of a traffic signal at their driveway on Virginia Parkway.

Per the provisions of the City’s Subdivision Ordinance, the proposed plat shall satisfy all requirements for a preliminary-final plat. Items currently not satisfied for the proposed preliminary-final plat are shown on the attachment to this report titled “Explanation for Disapproval Summary.”

Variance Requested:

- Section 301.F of the UDC authorizes the Director of Engineering to create and enforce engineering and construction standard for public improvements. Among these requirements is Section 2.9.A.3 of the EDM which specifies that traffic signals shall only be installed at locations approved by the Director of Engineering and that the minimum distance between signalized intersections shall be 1,200 feet. The applicant has requested to install a traffic signal at their driveway to Virginia Pkwy which is located approximately 400 feet west of the existing traffic signal on Virginia Pkwy at US 75.

Currently, the next signal west of US 75 on Virginia Pkwy is at 1,400 feet away at Randy Lee Ln, which provides an adequate spacing along the corridor and allows for a smooth progression of traffic along Virginia Pkwy during peak hours. Installing closely spaced traffic signals along the corridor will negatively impact this traffic flow. Additional queueing of vehicles at the traffic signal may also impact neighboring businesses and neighborhoods. Eastbound queues can currently be observed during peak hours that stretch through this requested traffic signal location and as far back as West Park Way. Installation of this signal is expected to extend eastbound queues toward Randy Lee Ln, and possibly create new westbound queues that negatively impact the US 75 intersection.

Staff recommends disapproval of this variance for the reasons indicated.

APPROVAL PROCESS: The Planning and Zoning Commission is the primary approval authority for proposed preliminary-final plats. However, plats that include variance requests are usually and primarily considered by the City Council. In the event that a City Council meeting does not occur within the timelines required pursuant to Texas Local Government Code Chapter 212, the variance request may be considered by the Planning and Zoning Commission. Subsequent to the action taken by the Planning and Zoning Commission or City Council, the applicant has the opportunity to make one resubmittal which addresses any conditions or items identified as a condition of approval or reason for disapproval.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.