



**16-371GDP**

**TITLE:** Consider/Discuss/Act on a General Development Plan for Honey Creek, Located on the Northwest Corner of F.M. 543 (Weston Road) and County Road 229

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** June 6, 2017

**DEPARTMENT:** Planning

**CONTACT:** Brian Lockley, AICP Director of Planning  
Samantha Pickett, Planning Manager  
Danielle Quintanilla, Planner I

**RECOMMENDED CITY COUNCIL ACTION:** Staff recommends approval of the proposed general development plan with the following condition:

1. The subject property shall generally develop in accordance with the General Development Plan exhibit.

**APPLICATION SUBMITTAL DATE:** December 12, 2016 (Original Application)  
December 27, 2016 (Revised Submittal)  
January 19, 2017 (Revised Submittal)  
February 1, 2017 (Revised Submittal)  
March 31, 2017 (Revised Submittal)  
April 11, 2017 (Revised Submittal)  
May 2, 2017 (Revised Submittal)  
May 9, 2017 (Revised Submittal)  
May 15, 2017 (Revised Submittal)  
May 19, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing a general development plan for an approximately 313 acre tract of land, located on the northwest corner of Weston Road and County Road 229. Per the governing zoning ordinance ("PD" - Planned Development District Ordinance No. 1703), a General Development Plan is required

prior to the platting of the first phase of a tract(s) and must be approved by the Planning and Zoning Commission and City Council.

A general development plan is a general schematic of the layout of the proposed development and details the relationship of the development to adjacent properties, general lotting patterns, open space locations, and thoroughfare locations. Any significant changes to the GDP after its approval, as determined by the Director of Planning, would require a revised GDP to be reviewed and approved by the City Council.

The approval of the general development plan does not finalize the alignment of any roadways, lot patterns, and common areas. Alignment of roadways and right-of-way dedications are generally determined when a preliminary-final plat is submitted and reviewed, which shows all distances, bearings, metes and bounds, etc. Preliminary utility construction plans and grading and drainage plans are also reviewed during the review of a preliminary-final plat, including storm water management and detention areas.

#### **ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	"PD" - Planned Development District Ordinance No. 1703 (Residential, Commercial, Office, Municipal Support Uses)	Undeveloped Land
North	City of McKinney's Extraterritorial Jurisdiction	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 1703 (Residential, Commercial, Office, Municipal Support Uses) and City of McKinney's Extraterritorial Jurisdiction	Undeveloped Land
East	City of McKinney's Extraterritorial Jurisdiction	Undeveloped Land
West	City of McKinney's Extraterritorial Jurisdiction and City of Weston	Undeveloped Land

**GENERAL DEVELOPMENT PLAN APPROVAL:** Per the Planned Development District Ordinance No. 1703, a General Development Plan is required to delineate the proposed characteristics of the tract(s) in terms of specific zoning. In addition to the specific land uses, said Plan shall generally address the following:

1. Maximum number of dwelling units
2. Projected population
3. Maximum floor area ratio

4. Building height in non-residential districts
5. General layout of collector or secondary streets
6. Drainage ways
7. Water supply and wastewater trunk lines
8. Public and private open spaces and/or common areas

The above mentioned items to be addressed within the General Development Plan are included within the associated documents and have been reviewed by Staff. The General Development Plan shall be submitted for review by the Planning Commission which shall forward its recommendation to the City Council for approval consideration.

#### **ACCESS/CIRCULATION:**

Adjacent Streets:                      Future Weston Road (FM 543), Variable Width Right-of-Way,  
Major Arterial

County Road 229, Variable Width Right-of-Way,  
Collector

**PROPOSED GENERAL DEVELOPMENT PLAN CHARACTERISTICS:** The Subdivision Ordinance states that a general development plan shall show the schematic layout of the entire tract and its relationship to adjacent property within the neighborhood unit. The general development plan shall delineate the proposed characteristics of the area in terms of major categories of land use, dwelling units and population densities, general layout of lots and streets, drainage ways, utility trunk lines, location of sites for parks, schools, and other public uses.

The proposed general development plan shows the zoning district lines, the maximum number of lots allowed by the zoning, and the lot sizes allowed by the zoning. The general development plan also indicates access throughout the proposed development.

**CONFORMANCE TO THE FUTURE LAND USE PLAN (FLUP):** At the time that the zoning for the subject property was reviewed and approved, the Future Land Use Plan was evaluated for conformance.

The Future Land Use Plan designates the subject property as "Suburban Mix." The proposed development is in keeping with the surrounding zoning districts and provides for compatible uses.

**SECONDARY AND COLLECTOR STREETS:** The system of collector or secondary streets is very important to the general development plan. It should assure good automobile access and circulation for every tract within the area. It should also provide safe pedestrian and bicycle routes throughout the area and convenient access to the hike and bike trails that will serve all of McKinney. Special emphasis should be given to safe and convenient access by automobile, bicycle and by foot to schools and parks that will serve the area.

**CONFORMANCE TO MASTER THOROUGHFARE PLAN (MTP):** The proposed general development plan conforms to the Master Thoroughfare Plan. The Master Thoroughfare Plan does not indicate the locations of collector streets, and does not indicate any other roadways that will affect the subject property. The proposed thoroughfares within the area are intended to provide for an adequate circulation for the ultimate development conditions of the subject property and surrounding properties.

**CONFORMANCE TO THE MASTER PARK PLAN (MPP):** The proposed general development plan conforms to the Master Park Plan. Parkland dedication and any associated fees would apply to the subject property when it is platted.

**PUBLIC IMPROVEMENTS:**

Sidewalks: As required per the Subdivision Ordinance

Hike and Bike Trails: Required

Road Improvements: All roads 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.

**BOARD OR COMMISSION RECOMMENDATION:** On May 23, 2017, the Planning and Zoning Commission voted 6-0-0 to recommend approval of the proposed General Development Plan.

**SUPPORTING MATERIALS:**

[Draft PZ Minutes 05.23.pdf](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 1703](#)  
[Proposed General Development Plan](#)  
[Proposed Phasing Plan](#)  
[Proposed Utility Plan](#)  
[Proposed Offsite Water Plan](#)

Proposed Offsite Sanitary Sewer Plan