



17-0020SP

TITLE: Consider/Discuss/Act on a Site Plan for a Neighborhood Park (George Webb Park), Located North of Millbend Drive and East of Eden Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: February 20, 2018

DEPARTMENT: Planning

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

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed site plan with the following conditions:

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

Prior to issuance of a building permit:

2. The applicant revise the site plan to include a Point of Beginning with Latitude and Longitude.

APPLICATION SUBMITTAL DATE: December 11, 2017 (Original Application)
January 9, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct an 11.38 acre park (George Webb Park) with facilities including, but not limited to a basketball court, outdoor musical equipment, playground, and picnic area located north of Millbend Drive and east of Eden Drive.

Typically site plans can be approved by Staff; however, as this site plan is a City park, it is being brought before the Planning and Zoning Commission and City Council for consideration.

PLATTING STATUS: The subject property is currently platted as Lot 2, Block TT of the Reserve at Westridge Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2001-02-024 (Park Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	Reserve at Westridge Phase 5 Subdivision
South	"PD" - Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	Reserve at Westridge Phases 1B and 1C Subdivision
East	"PD" - Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	Reserve at Westridge Phase 4 Subdivision
West	"PD" - Planned Development District Ordinance No. 2001-02-024 (Single Family Residential and School Uses)	Reserve at Westridge Phase 9 Subdivision and Janice Stahly Scott Elementary School

ACCESS/CIRCULATION:

Adjacent Streets: Millbend Drive, 60' Right-of-Way, Collector Eden Drive, 60' Right-of-Way, Collector

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

LOADING SPACES: The applicant 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 applicant has provided the required notation on the proposed site plan.

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

Ordinance.

SCREENING REQUIREMENTS: The applicant 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 applicant 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 applicant will be responsible for complying with Chapter 58 (Lighting and Glare Regulations) of the City of McKinney Code of Ordinances. The applicant 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 applicant 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 applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant has stated on a signed affidavit that there are no protected trees on the subject property, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Millbend Drive and Eden Drive
Hike and Bike Trails:	Not Required
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:

Roadway Impact Fees:	Applicable (Ordinance No. 2013-11-108)
Utility Impact Fees:	Applicable (Ordinance No. 2017-02-021)

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.

BOARD OR COMMISSION RECOMMENDATION: On January 23, 2018 the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed site plan.

SUPPORTING MATERIALS:

[PZ Minutes 01.23.pdf](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)