



17-0002CP

TITLE: Consider/Discuss/Act on a Concept Plan for Parcel 601/603, Located on the Southeast Corner of U.S. Highway 380 (West University Drive) and North Custer Road

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: October 2, 2018

DEPARTMENT: Planning

CONTACT: Jennifer Arnold, AICP, Interim Director of Planning
Samantha Pickett, AICP, Planning Manager
Derrick Rhys Wilson, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed concept plan.

APPLICATION SUBMITTAL DATE: October 18, 2017 (Original Application)
June 6, 2018 (Revised Submittal)
June 25, 2018 (Revised Submittal)
July 30, 2018 (Revised Submittal)
August 13, 2018 (Revised Submittal)
August 29, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant requesting approval of concept plan for approximately 51.44 acres, generally for entertainment, retail, and restaurant uses. The zoning on the subject property, "PD" - Planned Development District Ordinance No. 1621, designates the property as "R-2" - Retail District, and is intended for medium-intensity retail and related commercial uses.

PLATTING STATUS: The subject property is currently conveyance platted as Lots 1R and 4, Block A of the Parcel 601/603 Addition. Subsequent to the approval of the preliminary-final plat (currently under review by Staff as 18-0181PF), a record plat, subject to review and approval by the Director of Planning, must be filed for recordation

with the Collin County Clerk, prior to issuance of a certificate of occupancy.

CONCEPT PLAN: Under the governing base planned development ordinance, a concept plan is required if the development of the entire zoning area is not shown on a single site plan. A zoning area, as defined by “PD” - Planned Development District Ordinance No. 1621, is a tract of land or contiguous tracts of land under the same zoning district. The subject property is currently zoned “R-2” Retail District. Concept plans are submitted for review by the Planning and Zoning Commission, which are then forwarded on to the City Council for consideration of approval.

The purpose of a concept plan is to set forth the development objectives allowed under zoning criteria in a graphic or specific written manner. The proposed concept plan shows the subject property can be effectively developed as 15 lots, as long as basic access and circulation needs are planned for the overall parcel as a whole. The attached concept plan displays the proposed lot layout for the development and indicates the lots will be developed as entertainment, retail, and restaurant uses. As each lot on the plan is developed, a site plan is required.

While the proposed concept plan lays out the anticipated uses of Parcel 601/603, any future development of the subject property will be subject to all applicable City Ordinances, including but not limited to the Zoning Ordinance (i.e. land use and development regulations) and the Subdivision Ordinance (i.e. platting). Proposed concept plans as approved shall not allow for deviations to applicable City Ordinances.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” - Planned Development District Ordinance No. 2003-02-015 (Retail Uses) and “CC” - Corridor Commercial Overlay District	Undeveloped Land
North	“C2” - Local Commercial District (Commercial Uses), “C” - Planned Center District (Commercial Uses), “AG” - Agricultural District (Agricultural Uses), “PD” - Planned Development District Ordinance No. 2005-06-064 (Retail Uses), “PD” - Planned Development District Ordinance No. 2004-09-093 (Retail Uses), and “CC” - Corridor Commercial Overlay District	Ewing Irrigation, Vacant Land (Formerly Valero), Brakeen Trailer Sales, Auto Fleet Remarketing Inc., Walnut Grove Subdivision, and Undeveloped Land
South	“PD” - Planned Development District Ordinance No. 2001-07-080 (Residential Uses), and “CC” - Corridor Commercial Overlay District	La Cima Haven Meadows Subdivision and Lake La Cima - Stonebridge Common Area

East	"AG" - Agricultural District (Agricultural Uses), "PD" - Planned Development District Ordinance No. 2001-07-080 (Single Family Residential Uses), and "CC" - Corridor Commercial Overlay District	Lake La Cima - Stonebridge Common Area and Hail Works
West	"PD" - Planned Development District Ordinance No. 2002-05-048 (Commercial Uses) and "CC" - Corridor Commercial Overlay District	Medical City McKinney ER, Fabulous Car Wash, 7-Eleven, and Wal-Mart

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 380 (West University Drive), Variable Width Right-of-Way, Major Regional Highway North Custer Road, Variable Width Right-of-Way, Principal Arterial

PUBLIC IMPROVEMENTS:

Sidewalks: Required along U.S. Highway 380 (West University Drive)

Hike and Bike Trails: Not Required

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the associated plat, unless otherwise specified in an approved facilities agreement.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of this request.

BOARD OR COMMISSION RECOMMENDATION: At the September 11, 2018, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed concept plan.

SUPPORTING MATERIALS:

[PZ Minutes](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Ex. PD Ord. No. 2003-02-015](#)

[Ex. PD Ord. No. 1621](#)

[Proposed Concept Plan](#)