



**18-0021GDP**

**TITLE:** Consider/Discuss/Act on a General Development Plan for the Ballfields at Craig Ranch, Located 335 Feet East of Alma Road and on the North Side of Henneman Way

**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:** November 6, 2018

**DEPARTMENT:** Planning

**CONTACT:** Jennifer Arnold, AICP, Interim Director of Planning  
Samantha Pickett, AICP, Planning Manager  
David Soto, Planner I

**RECOMMENDED CITY COUNCIL ACTION:** Staff recommends approval of the proposed general development plan.

**APPLICATION SUBMITTAL DATE:** September 18, 2018 (Original Application)  
October 15, 2018 (Revised Submittal)  
October 23, 2018 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing a general development plan for an approximately 13.6 acre tract of land. Per the governing zoning ordinance ("PD" - Planned Development District Ordinance No. 2018-08-060), a general development plan must be reviewed and approved by 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 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. 2018-08-060 (Commercial and Multi-Family Residential Uses) and "CC" - Corridor Commercial Overlay District	The Ballfields at Craig Ranch
North	"PD" - Planned Development District Ordinance No. 2018-08-060 (Commercial and Multi-Family Residential Uses) and "CC" - Corridor Commercial Overlay District	The Ballfields at Craig Ranch
South	"PD" - Planned Development District Ordinance No. 2006-05-053 (Commercial Uses), "PD" - Planned Development District Ordinance No. 2004-12-123 (Commercial Uses), "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District	Holiday Inn Express & Suites and Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2003-01-004 (Commercial Uses), "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District	The Ballfields at Craig Ranch
West	"PD" - Planned Development District Ordinance No. 2018-08-060 (Commercial and Multi-Family Residential Uses) and "CC" - Corridor Commercial Overlay District	The Ballfields at Craig Ranch

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

Adjacent Streets: Henneman Way, 80' Right-of-Way, Local

**PROPOSED GENERAL DEVELOPMENT PLAN CHARACTERISTICS:** The general

development plan shall delineate the proposed characteristics of land use and building locations, lot patterns, street network, land use calculations, and open space designations. The proposed general development plan shows the land uses, building locations, open space areas, and density. The general development plan also indicates access throughout the proposed development.

**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: Required along Henneman Way

Hike and Bike Trails: Required along the eastern property line

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.

#### **FEES:**

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108) **(None due per the VCIM Development Agreement)**

Utility Impact Fees: Applicable (Ordinance No. 2017-02-021)

Median Landscape Fees: Not Required  
Park Land Dedication Fees: Not Required (**None due per the VCIM Development Agreement**)

Pro-Rata: As determined by the City Engineer

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has not received any comments either in opposition to or in support of the proposed General Development Plan.

**SUPPORTING MATERIALS:**

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Ex. Ord. PD No. 2018-08-060](#)

[Proposed General Development Plan](#)

[Presentation](#)