



**22-0001CP2**

**TITLE:** Consider/Discuss/Act on a Concept Plan for Modera McKinney Ridge, Located on the East Side of Future Hardin Boulevard and Approximately 1,500 Feet North of Bloomdale 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:** September 20, 2022

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Caitlyn Strickland, Planning Manager  
Kaitlin Sheffield, CNU-a, Senior Planner

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

**APPLICATION SUBMITTAL DATE:** May 31, 2022 (Original Application)  
August 16, 2022 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing a concept plan for an approximately 20.26 acre tract of land, located on the north of Bloomdale Road and east of future Hardin Boulevard. Per the governing zoning ordinance ("PD" - Planned Development District Ordinance No. 1703), a Concept 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.

**PLATTING STATUS:** The subject property is currently unplatted. Subsequent to the approval of a site plan, a record plat must be filed for recordation with the Collin County Clerk, prior to issuance of a certificate of occupancy.

**CONCEPT PLAN:** The subject property is currently zoned "PD" - Planned Development District Ordinance No. 1703. The zoning requires concept plans to be submitted for review and approval by the Planning and Zoning Commission and City Council.

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 with basic access and circulation needs. The attached concept plan displays the proposed lot layout for the multi-family development. With the development of this lot, a site plan is required to be submitted and approved.

**EXISTING ZONING AND LAND USES:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 1703 (Residential, Commercial, Office, Municipal Support Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 1703 (Residential, Commercial, Office, Municipal Support Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 1703 (Residential, Commercial, Office, Municipal Support Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 1703 (Residential, Commercial, Office, Municipal Support Uses)	Undeveloped Land
West	McKinney ETJ	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Future Hardin Boulevard, 120' Right-of-Way, Greenway Arterial

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Hardin Boulevard  
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:** On September 13, 2022, the Planning and Zoning Commission voted 5-0-1 to recommend approval of the proposed concept plan.

**SUPPORTING MATERIALS:**

[Draft PZ Minutes 09.13.2022](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Ex. PD Ord. No. 1703](#)

[Proposed Concept Plan](#)