



23-0002CP

TITLE: Consider/Discuss/Act on a Concept Plan for Bloomdale 140 Townhomes, Located on the East Side of Future Hardin Boulevard and Approximately 300 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: November 14, 2023

DEPARTMENT: Development Services - Planning Department

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

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for consideration on December 5, 2023.

STAFF RECOMMENDATION: Staff recommends approval of the proposed concept plan.

APPLICATION SUBMITTAL DATE: August 21, 2023 (Original Application)
September 28, 2023 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a concept plan for an approximately 40.5 acre tract of land, located on the north side 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 preliminary plat, a final plat must be filed for recordation with the Collin County Clerk, prior to issuance of a building permit.

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 townhome development. With the development of this lot, a preliminary plat and a final plat 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 received no letters of support to this request and no letters of opposition. This does not include emails or letters that may have been sent directly to members of the Council. As part of the Planning and Zoning Commission Public Hearing(s), Staff has not received any citizen comments through the online citizen portal.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

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

[Proposed Concept Plan](#)